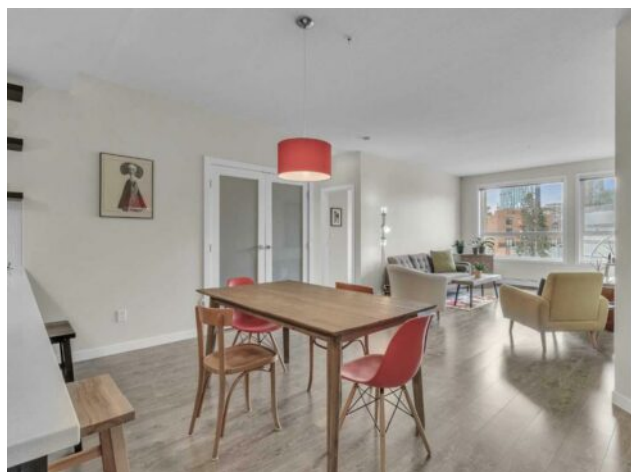


**214, 707 4 Street NE
Calgary, Alberta**

MLS # A2214323



\$482,500

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,065 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 591
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this well-maintained 1065 sq.ft apartment with 2 BEDROOMS plus DEN, and 2 FULL BATHROOMS, with LOW CONDO FEES, a TITLED UNDERGROUND PARKING and secure storage locker. Located in the vibrant inner-city community of Renfrew, right on the edge of Bridgeland, this unit is ideal for professionals, empty nesters, or anyone looking for a spacious, upscale apartment in a WALKABLE, TRENDY NEIGHBOURHOOD. The Next by Bucci building is PET-FRIENDLY and offers EXCELLENT AMENITIES including a CAR WASH, pet wash station, and fully equipped FITNESS CENTRE. **** Entering the well-designed living space, you will notice this stylish home offers a modern colour palette, 9 ft ceilings, and DOWNTOWN VIEWS. The open-concept layout includes a spacious kitchen featuring premium KITCHENAID stainless steel APPLIANCES, a GAS COOKTOP, QUARTZ COUNTERTOPS, pot drawers, under-cabinet lighting, a striking penny tile backsplash, and a massive breakfast bar — perfect for entertaining. The dining area comfortably fits a large table and flows into the bright living space. The BRIGHT LIVING ROOM with downtown views leads out to the southwest-facing balcony with GAS LINE for BBQ’s — the perfect spot to relax and take in the ever-changing downtown views, Canada Day fireworks, or evening sunsets. A set of elegant French doors from the dining area leads to a versatile den— ideal for a home office, TV room, or gym space. The primary bedroom boasts a walkthrough closet and a private 3-pc ensuite with an oversized shower. The private second bedroom is generously sized, perfect for visitors. And finishing off the unit is a laundry closet with stacked washer and dryer, a convenient main bathroom, and an entry/coat closet. *** This property is ideally located close to shops,

restaurants, and parks, with the Bow River pathway just a short walk away. With easy access to downtown by foot, bike, scooter, car or transit making commuting or getting around a breeze. The building constructed with TRIPLE PANE WINDOWS and durable FIBRE CEMENT SIDING, is well- maintained, and with monthly condo fees at \$591.35 that include all utilities except for electricity, your lock and leave lifestyle awaits! *** Schedule an appointment with your Realtor and find out why this could be a smart move for you!