

**205A, 7301 4A Street SW
Calgary, Alberta**

MLS # A2217749



\$195,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	637 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Laminate Counters		

Inclusions: Venetian Blinds

DISCOVER this INVITING 636.66 sq. ft. APARTMENT located in the well-maintained complex at 7301 4A STREET SW, in the CONVENIENT and ESTABLISHED community of KINGSLAND. This SECOND-FLOOR UNIT is thoughtfully designed with 1 SPACIOUS BEDROOM, a 4-PC BATHROOM, and a layout that blends FUNCTIONALITY with COMFORT. ALL NEW FLOORING has been installed and the apartment has been FRESHLY PAINTED, making this MOVE-IN READY home an exceptional opportunity for FIRST-TIME BUYERS, INVESTORS, or those looking to DOWNSIZE in style. This property offers OUTSTANDING VALUE and easy access to nearby AMENITIES. Step inside and appreciate the BRIGHT FOYER and SEAMLESS FLOW into the LIVING and DINING AREAS. A COZY WOOD-BURNING FIREPLACE with a Wood Mantle anchors the Living Room, creating the perfect atmosphere to RELAX, HOST FRIENDS, or UNWIND after a long day. SLIDING DOORS just off the Living Room lead to a PRIVATE BALCONY with ADDITIONAL STORAGE & ideal for seasonal items or outdoor gear. The adjoining DINING AREA offers ample space for hosting dinners or enjoying quiet meals at home, perfectly positioned beside the kitchen for easy entertaining. The FUNCTIONAL KITCHEN is complete with a STOVE, FRIDGE, and DISHWASHER, and is perfectly positioned to serve both the living and dining areas with EASE! Just past the Kitchen is a DEDICATED LAUNDRY ROOM with hookups, offering the flexibility to add your own washer and dryer. For added convenience, there is also a COIN LAUNDRY ROOM located on the same floor. The GENEROUSLY SIZED BEDROOM is a CALMING RETREAT, filled with NATURAL LIGHT and ample space. The 4-PC BATHROOM includes a SOAKER TUB, making it a perfect spot to

unwind. This home also features LAMINATE COUNTERS and durable finishes throughout, offering a great canvas for future personalization. This PET-FRIENDLY complex (upon board approval) includes an ASSIGNED PARKING STALL and is PROFESSIONALLY MANAGED by Blueprint Condo Management. This LOCATION offers exceptional access to the city: just a 2-minute drive to Macleod Trail, 3 minutes to Glenmore Trail, 5 minutes to Chinook LRT Station, and only 10 minutes to Downtown Calgary. You're also close to schools, restaurants, parks, and Chinook Centre! WELCOME TO 205A, 7301 4A STREET SW — an AFFORDABLE, MOVE-IN READY OPPORTUNITY in the HEART of CALGARY. BOOK your private showing TODAY!