

**140, 721 4 Street NE
Calgary, Alberta**

MLS # A2225459



\$445,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Guest, Heated Garage, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 556
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: BBQ

Stunning Ground-Level Corner Unit at NEXT! Welcome to this impeccable 2-bedroom, 2-bathroom condo in the vibrant community of Renfrew. This corner unit boasts huge windows allowing an abundance of natural light, fresh paint throughout (trim & doors included), brand new upgraded vinyl flooring, & modern finishes that make this home move-in ready. With 9-foot ceilings and a convenient private entrance off the patio, this condo is designed to offer both comfort & functionality. The open-concept layout is perfect for modern living, featuring an entryway with a large storage room & laundry closet tucked away at the back of the unit for added privacy. The kitchen is dreamy, complete with sleek quartz countertops, tons of cabinet storage, a gas cooktop, and a spacious breakfast bar with extra seating. The large dining & living room areas are bright & airy, perfect for entertaining or relaxing on the weekends. The two bedrooms are thoughtfully positioned on opposite sides of the unit to ensure privacy. The primary suite is a true retreat with a massive walk-in closet & 3-piece ensuite bath. The second bedroom offers incredible flexibility with access to its own 4-piece bathroom, which also serves as a guest bath. A built-in desk area with open shelving allows for the perfect work from home space & additional storage. Other highlights include a washer/dryer that are less than 2 years old, updated lighting fixtures, & TWO titled, side-by-side underground parking stalls just steps from your door. The fitness centre & garbage/recycling are conveniently down the hall. Residents also have access to additional building amenities such as a car/pet wash station, bike storage, a central courtyard, underground visitor parking, & street parking. Pet-friendly & designed for inner-city living, NEXT offers a convenient & maintenance-free lifestyle with affordable condo fees! Enjoy easy

access to major routes including Deerfoot Trail, 16th Avenue, & the TransCanada Highway. SAIT, U of C, YYC Airport, the Calgary Zoo, Peter's Drive-In, & the Stampede Grounds are all close by. Walk to trendy shops, restaurants, & cafes in Bridgeland & along Edmonton Trail, or take a quick bike ride downtown or to Prince's Island Park. Whether you're looking for vibrant city life or serene outdoor spaces, this location offers the best of both worlds. This condo is ideally situated for an active, urban lifestyle and is ready for Immediate Possession! Don't miss the opportunity to call this move-in-ready condo your new home.