

126, 8200 fourth Street NE  
Calgary, Alberta

MLS # A2239654



**\$249,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                 |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 690 sq.ft.                         | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 486 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan                  |                   |        |

**Inclusions:** NA

Welcome to 8200 4 Street NE a beautifully designed and well maintained 1 bedroom, 1 bathroom condo offering 689 sq ft of comfortable, open concept living in the desirable community of Beddington Heights. Whether you're a first time buyer, investor, or looking to downsize, this home delivers incredible value, style, and convenience in a location that connects you to everything Calgary has to offer. The layout is both functional and inviting, featuring a bright living space with a cozy gas fireplace that adds warmth and charm to your evenings. Step out onto the west facing patio, perfect for soaking up the afternoon sun or enjoying summer BBQs with the convenience of a gas line hookup. The kitchen is tastefully finished with modern cabinetry, sleek under cabinet lighting, and plenty of counter space ideal for cooking your favourite meals or hosting guests. The spacious primary bedroom includes two large closets, and the unit comes complete with in suite laundry and dedicated in suite storage a huge bonus for condo living. Located on the main floor, this unit offers convenient walkable access to the elevator, making day-to-day living easier and more accessible. What truly sets this property apart is that it's the only building in the area with secure, heated underground parking a rare and highly sought after feature that adds value, comfort, and peace of mind year round. The location is unbeatable just minutes from downtown Calgary, YYC Airport, Deerfoot City, Nose Hill Park, and steps from transit, shopping, dining, and schools. You'll love the accessibility without sacrificing the charm of an established community. Whether you're seeking an easy lock-and-leave lifestyle or a comfortable place to call home, this unit checks all the boxes. Quick possession available to suit your timeline.