

**108, 8200 4 Street NE  
Calgary, Alberta**

**MLS # A2240496**



**\$274,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit           |               |                   |
| <b>Size:</b>     | 896 sq.ft.                            | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | -                                     |               |                   |

|                    |                                                                                     |                   |          |
|--------------------|-------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Fireplace(s)                                                             | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                           | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                     | <b>Condo Fee:</b> | \$ 649   |
| <b>Basement:</b>   | -                                                                                   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                 | <b>Zoning:</b>    | M-C1 d96 |
| <b>Foundation:</b> | -                                                                                   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Soaking Tub |                   |          |

**Inclusions:** N/A

Welcome to the perfect blend of comfort, style, and smart living! This spacious 895 sq ft ground-floor unit is ideal for couples, roommates, or savvy investors. With 2 generously sized bedrooms and 2 full bathrooms, the thoughtful layout offers privacy and functionality &mdash; perfect for shared living. The open-concept living room and kitchen is designed for modern lifestyles, featuring large windows, a cozy fireplace, and seamless flow for both entertaining and relaxing. The kitchen boasts maple cabinetry, a generous in-unit pantry/storage space, and there's a stacked washer/dryer for everyday ease. Enjoy luxury vinyl plank flooring throughout &mdash; no carpet here! Clean, durable, and stylish. The primary bedroom includes two separate closets and a private ensuite with a soaking tub &mdash; your personal retreat at the end of the day. This unit is tucked into a quiet, private location within the complex, with all the perks of main floor living: no stairs, easy access, and a patio that opens onto green space. You'll also love the titled, heated underground parking stall with a storage locker just behind it. The secure, well-maintained building features an elevator, ample visitor parking, and is cat-friendly with board approval (sorry, no dogs). You're minutes from shopping, schools, transit, and major routes &mdash; everything you need is close at hand. Condo fees include all utilities except electricity. Possession is negotiable. Whether you're buying your first home, sharing with a roommate, or looking for a great investment &mdash; this one delivers lifestyle, location, and long-term value.