

**302, 809 4 Street NE
Calgary, Alberta**

MLS # A2244822



\$259,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	738 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bar, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to one of the largest units in the building, featuring a freshly renovated interior and brand new luxury vinyl plank (LVP) flooring throughout. Enjoy over 400 sq ft of west-facing patio space with stunning downtown Calgary views — perfect for summer evenings and entertaining. Ideally located in Renfrew, just steps from Edmonton Trail's popular restaurants, Bridgeland's shops, scenic bike paths, tennis courts, parks, and public transit. You're also just 15 minutes from the airport and close to SAIT, schools, and downtown — a truly central and convenient location. Inside, this stylish 2-bedroom unit offers a modern open-concept layout with a fully renovated kitchen, brand new electric stove and dishwasher, and an all-in-one European washer/dryer. Additional upgrades include new triple-pane windows, updated paint, and a spacious primary bedroom with walk-in closet and a full 4-piece bath. The well-managed building has been improved with new windows, patio doors, refreshed common areas, and parking upgrades. Assigned covered parking and a secure main-floor storage locker (3ft x 4ft x 8ft) are included.