

**107, 725 4 Street NE  
Calgary, Alberta**

**MLS # A2247142**



**\$279,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	738 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 689
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This inviting 2-bedroom, 1-bathroom condo offers approximately 738 sq. ft. of well-designed space combining functionality with style. Step inside to discover slate tile flooring in the entryway and kitchen, setting a warm tone throughout. The kitchen features stainless steel appliances, granite countertops, and a practical U-shaped layout with a raised breakfast bar and pantry for extra storage&mdash;perfect for everyday cooking and entertaining. The open-concept living area separates the bedrooms for added privacy. Enjoy the rich hardwood floors and a cozy gas fireplace with a stylish slate surround. From the living room, access your covered patio &mdash; an ideal spot to relax or entertain outdoors. The spacious primary bedroom is filled with natural light and offers ample closet space. The second bedroom is bright and welcoming, with large windows to let in plenty of sunshine. Additional comforts include in-floor heating, a built-in humidifier, and in-suite laundry cleverly tucked into a closet for convenience. One covered parking stall is included. Residents also enjoy access to a community rooftop patio with beautiful city views. Located just steps from the Bow River pathways, parks, and the shops and restaurants of Bridgeland, you're minutes from the Calgary Zoo, Prince's Island Park, downtown, and convenient transit right outside your door. Experience the perfect blend of urban convenience and cozy comfort. Schedule your private tour today!