

**305, 717 4A Street NE  
Calgary, Alberta****MLS # A2271384****\$259,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	1983 (43 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**OPPORTUNITY!** First time buyers, Investors, to enter into the active housing market and own your home at a reasonable cost to you. This comfortable home is located in the inner city Community of Renfrew near schools, playgrounds, parks and a variety of dining establishments. Also the Calgary Zoo and access to Downtown Calgary are all nearby. Upon entering the home you will be impressed with the NEW VINYL PLANK FLOORING throughout the unit. The kitchen area features your required appliances of a refrigerator, dishwasher, electric stove, microwave and ample cabinet space and counter tops. Your comfortable living room is adjacent to the kitchen, as well as a den area to accommodate your home office needs. The primary bedroom is of a generous size with a walk in closet. The hallway to your full sized bathroom, provides a stacked washer and dryer for your laundry needs. You will also enjoy the comfort of indoor parking for your warm vehicle during those chilly winter months. Come and view, book your showings today. Don't miss out on this OPPORTUNITY!