

**415, 707 4 Street NE  
Calgary, Alberta**

**MLS # A2198436**



**\$314,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	599 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Experience Elevated Living in this Stylish Top-Floor Condo in Trendy Bridgeland! This stunning, contemporary unit offers an open-concept layout that seamlessly blends designer finishes with a thoughtfully curated color palette. The spacious living area flows effortlessly to a large, glass-enclosed balcony, where you can unwind while enjoying serene views of the beautifully landscaped courtyard. Plus, with a gas line hookup for your BBQ, it's perfect for outdoor entertaining. The chef-inspired kitchen is a true masterpiece, featuring top-of-the-line Kitchenaid stainless steel appliances, including a gas stove, sleek quartz countertops, and an abundance of cabinetry for all your culinary essentials. The generously sized Master Suite is a retreat in itself, complete with a walk-through closet outfitted with custom organizers to keep everything neat and accessible. The building boasts exceptional amenities for your convenience and lifestyle, including two fully-equipped gyms, two elevators, a car wash bay, a pet wash station, and a dedicated bike room. Step outside, and you'll find yourself just a 10-minute walk from scenic river and bike paths, and moments away from a variety of vibrant dining spots, markets, retail stores, financial services, schools, and places of worship. Additional features include a titled indoor parking stall, storage locker, in-suite laundry, low condo fees, and a pet-friendly policy—everything you need for a modern, hassle-free lifestyle. Don't miss the opportunity to call this exceptional condo your own. Schedule your private viewing today and discover the ultimate in refined living!