



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

204, 717 4A Street NE
Calgary, Alberta

MLS # A2299367



\$240,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	527 sq.ft.	Age:	1983 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/A
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Welcome to this bright and inviting second-floor condo in the heart of Renfrew, one of Calgary's most sought-after inner-city communities. This well-appointed unit offers a functional open-concept layout designed for comfortable everyday living and effortless entertaining. Enjoy a sun-filled living space with large windows and a southwest-facing exposure, filling the home with natural light throughout the afternoon and evening. Step out onto your private balcony—perfect for relaxing after a long day or enjoying beautiful sunset views. The kitchen features ample cabinetry and counter space, flowing seamlessly into the dining and living areas. The spacious bedroom provides a peaceful retreat, while the full bathroom and in-suite storage add to the home's practicality. Located just minutes from downtown, you'll love the convenience of nearby shops, restaurants, parks, and transit. Whether you're a first-time buyer, investor, or looking to downsize, this well-located condo offers exceptional value and urban lifestyle appeal. Don't miss this opportunity to own in a vibrant, walkable neighborhood with everything you need right at your doorstep.