



GRASSROOTS
REALTY GROUP

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107, 717 4A Street NE
Calgary, Alberta

MLS # A2309759



\$246,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 668
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: NA

Contemporary two bedroom condo with an ultra-rare 380 sq foot private fenced yard featuring a stone patio and separate main-floor entrance. Located on a very quiet residential street in trendy Renfrew (approximately 15-20 min walk to downtown). Perfect for professional and/or couple that works in the core and wants to escape the noise during the evenings/weekends. Spacious and open unit features gourmet kitchen with tons of counter space, maple cabinets, eating bar and stainless steel appliances. Unit also features in suite laundry, high-quality laminate and tile flooring in living room/kitchen/bathroom, built in cabinetry and carpet in both bedrooms. Pet friendly building with a less than 5 minute walk to Crescent Heights dog park. Includes indoor underground parking stall with a storage locker. Note: This unit is on the ground level with the advantage of a large outdoor patio space and is below grade according to the RMS rules.