



GRASSROOTS
REALTY GROUP

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202, 809 4 Street NE
Calgary, Alberta

MLS # A2310861



\$190,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		
Inclusions:	N/A		

**** NOW VACANT - IMMEDIATE POSSESSION AVAILABLE **** Welcome to this CORNER UNIT, 2 bed, 1 full bath home with over 725 SqFt of living space. Located in one of the most vibrant communities in Calgary, Renfrew, your new home is situated right off Edmonton Trail, which has an abundance of amenities and a direct route to downtown for easy commuting. Inside, you are met with a WEST FACING patio, soaking in all the afternoon and evening sun. The home itself has in-suite laundry, vinyl flooring, and a functional kitchen layout with plenty of cabinet space. Outside the unit, you have an assigned STORAGE LOCKER and assigned PARKING STALL. Why rent when you can own an incredible home in an even better community, just steps from 16th Ave and Downtown? Call your favourite Realtor today to book a showing.