



GRASSROOTS
REALTY GROUP

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213, 7007 4A Street SW
Calgary, Alberta

MLS # A2323861



\$275,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	988 sq.ft.	Age:	1965 (61 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	Membrane
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Granite Counters, No Smoking Home, Pantry, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 530
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Spacious west exposure top floor multi level unit with just under 1000 sq’ of living space. Every room is large! The updated kitchen has white cabinetry, granite counter tops, a stone back splash, stainless appliances and a walk-in pantry. Siding the kitchen is a generous open eating area with loads of room for friends & family to gather. A huge living room provides an abundance of space to relax or entertain. The unobstructed west exposure and abundance of NEW Windows plus the NEW DOOR leading to your covered balcony flood the home with natural light and create great air flow. Upstairs are 2 BIG bedrooms able to accommodate king-sized bedroom suites or offer the versatility to create what ever space accommodates your lifestyle. The 4 pc bath is updated with a white vanity, granite top & vessel sink. A huge bonus is the large separate upper-level laundry room with full sized front load machines, cabinetry, and convenient storage shelves. The main floor is tile, and the upper level is laminate. No carpet here! There is an additional assigned storage space separate from the unit for your extra bits and a secure bike storage room. Dedicated assigned parking with plug ins & visitor parking in the main parking lot means you are in range to use your remote start! Enjoy the quiet of living in a concrete building! New windows and doors, well managed, low condo fees, pet friendly. Approximately 7 km from downtown, just a short walk to Chinook Centre, and the LRT. Nice location nestled in a well-established mature community with, schools, parks, professional services & amenities galore.