



207, 805 4 Street NE  
Calgary, Alberta

MLS # A2324542



**\$390,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Heated Garage, Owned, Parkade, Single Garage Attached, Titled, U		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 783
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Washer/Dryer, MicrowaveHoodFan, Electric stove, Electric oven, Refrigerator, window coverings, Dishwasher

Welcome to Brunette by Battistella, a boutique-style condominium development by Battistella Developments. Offered for the first time by its original owner, this beautifully maintained 940 sq. ft. 2-bedroom, 1-bathroom home blends modern style, thoughtful updates, and an unbeatable inner-city lifestyle. Move-in ready, the home has been freshly painted throughout and features an updated kitchen with refreshed cabinetry and modern light fixtures, a beautifully renovated bathroom with new flooring and contemporary finishes, updated lighting throughout most of the home, in-suite laundry with additional storage, and a spacious private balcony perfect for morning coffee or evening relaxation. Large windows fill the open-concept living space with natural light, creating a bright and welcoming atmosphere. Complete with a heated titled underground parking stall, this home offers year-round comfort and convenience. Perfectly situated in the sought-after community of Renfrew, you're just minutes from downtown and within walking distance to Bridgeland's vibrant cafés, acclaimed restaurants, local shops, parks, transit, and the scenic Bow River pathway system. Whether you're a first-time buyer, professional, downsizer, or investor, this home offers the ideal combination of location, lifestyle, and value. Proudly offered for sale for the very first time, this original-owner home showcases exceptional pride of ownership and is ready for its next chapter.