

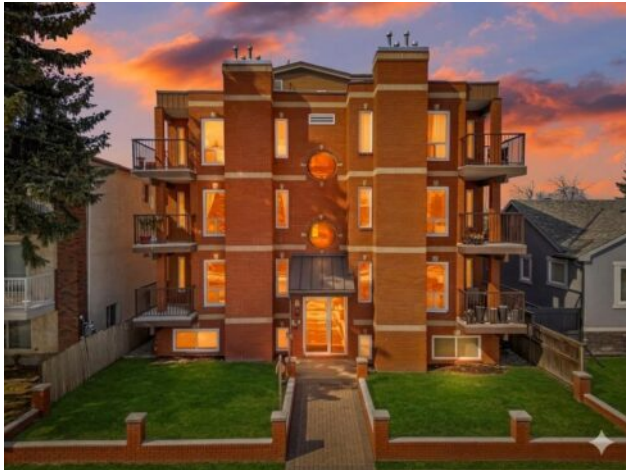


GRASSROOTS
REALTY GROUP

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202, 825 4 Street NE
Calgary, Alberta

MLS # A2326376



\$318,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Aluminum Siding , Brick
Foundation:	Poured Concrete
Features:	No Animal Home, Pantry, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 691
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Step into your freshly renovated and tastefully updated condo, designed for convenient inner-city living. This charming building features a beautiful brick exterior and only houses eight units. Located on the second floor, your new home offers prime access to both building entryways, ensuring convenient access to your assigned parking stall. The spacious layout includes two well-proportioned bedrooms plus a versatile flex space, that can easily serve as an office or hobby room. Both bedrooms are spacious and offer great natural light. The bathroom has been completely renovated, featuring clean finishes and a newly created pocket door for enhanced flow. This unit runs the length of the building, allowing for tons of natural light throughout the day. You'll appreciate the fresh paint, inspired and carefully curated color palette, new custom curtains and updated lighting, including recessed fixtures in the kitchen. Enjoy cooking in a well-appointed kitchen complete with plenty of counter space, double sinks, a spacious pantry, and newer appliances. Down the hall, you'll find additional features such as in-suite laundry with a brand-new washer and dryer, the large flex room that can double as an office, and closet organizers in both bedrooms for optimal space usage. This peaceful and well-maintained boutique building offers a quiet atmosphere with no neighbors on either side and only one quiet neighbor above. Location is everything! Situated just steps off Edmonton Trail, you're within walking distance to popular local spots like Namo Cafe, Taqueria El Charrito, Boogies Burgers, Courtyard Pub, Pizza Culture, and more. Proximity is also convenient to walk in doctors clinic, dentist offices, schools, community center, playgrounds and bus stops. Plus, a short walk downhill takes you right into downtown Calgary. Don't miss out on this exceptional opportunity! Book your

showing today and discover why this unit is a must-see!