



GRASSROOTS
REALTY GROUP

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231, 721 4 Street NE
Calgary, Alberta

MLS # A2335434



\$399,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed 2-bedroom, 2-bathroom condo in the sought-after NEXT building, ideally located in Calgary's vibrant inner city. Featuring new LVP flooring throughout, this thoughtfully laid-out home faces west into the quiet courtyard, offering a peaceful setting while keeping you close to everything. The open-concept living area is perfect for both everyday living and entertaining, featuring a sleek kitchen with ample cabinetry, generous counter space and a convenient breakfast bar. The spacious living and dining areas offer flexible layout options to suit your lifestyle. The primary bedroom includes a large walk-in closet and private ensuite, while the second bedroom is thoughtfully positioned on the opposite side of the suite for added privacy, with a full bathroom conveniently located nearby. Additional features include in-suite laundry, titled underground parking and a separate storage locker. NEXT is a well-managed building situated on a quiet street within walking distance of popular restaurants, cafés, boutique grocers and neighbourhood amenities. Enjoy quick access to downtown by foot, transit, bike or vehicle from this exceptional inner-city location.