

214, 707 4 Street NE
Calgary, Alberta

MLS # A2214323



\$482,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Renfrew | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,065 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--------------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | Baseboard, Radiant | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 591 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), French Door, Open Floorplan, Quartz Counters, Vinyl Windows | | |

Inclusions: N/A

Welcome to this well-maintained 1065 sq.ft apartment with 2 BEDROOMS plus DEN, and 2 FULL BATHROOMS, with LOW CONDO FEES, a TITLED UNDERGROUND PARKING and secure storage locker. Located in the vibrant inner-city community of Renfrew, right on the edge of Bridgeland, this unit is ideal for professionals, empty nesters, or anyone looking for a spacious, upscale apartment in a WALKABLE, TRENDY NEIGHBOURHOOD. The Next by Bucci building is PET-FRIENDLY and offers EXCELLENT AMENITIES including a CAR WASH, pet wash station, and fully equipped FITNESS CENTRE. **** Entering the well-designed living space, you will notice this stylish home offers a modern colour palette, 9 ft ceilings, and DOWNTOWN VIEWS. The open-concept layout includes a spacious kitchen featuring premium KITCHENAID stainless steel APPLIANCES, a GAS COOKTOP, QUARTZ COUNTERTOPS, pot drawers, under-cabinet lighting, a striking penny tile backsplash, and a massive breakfast bar — perfect for entertaining. The dining area comfortably fits a large table and flows into the bright living space. The BRIGHT LIVING ROOM with downtown views leads out to the southwest-facing balcony with GAS LINE for BBQ’s — the perfect spot to relax and take in the ever-changing downtown views, Canada Day fireworks, or evening sunsets. A set of elegant French doors from the dining area leads to a versatile den— ideal for a home office, TV room, or gym space. The primary bedroom boasts a walkthrough closet and a private 3-pc ensuite with an oversized shower. The private second bedroom is generously sized, perfect for visitors. And finishing off the unit is a laundry closet with stacked washer and dryer, a convenient main bathroom, and an entry/coat closet. *** This property is ideally located close to shops,

restaurants, and parks, with the Bow River pathway just a short walk away. With easy access to downtown by foot, bike, scooter, car or transit making commuting or getting around a breeze. The building constructed with TRIPLE PANE WINDOWS and durable FIBRE CEMENT SIDING, is well- maintained, and with monthly condo fees at \$591.35 that include all utilities except for electricity, your lock and leave lifestyle awaits! *** Schedule an appointment with your Realtor and find out why this could be a smart move for you!