

306B, 7301 4A Street SW
Calgary, Alberta

MLS # A2223021



\$230,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	861 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings		

Inclusions: * \$500 Credit towards Washer/Dryer

Check out the Wow Factor on this stylish Top-Floor, Corner unit, 1-bed + Loft Condo in Kingsland! Step into style, comfort, and smart design with this beautifully renovated suite. Whether you're a first-time buyer or a sharp investor, this top-floor unit checks all the boxes—modern upgrades, unique layout, and unbeatable location. The open-concept living and dining area is bright and inviting, featuring soaring ceilings, huge windows, and a cozy wood-burning fireplace that anchors the space. Kitchen is refreshed and functional with tons of storage—including a walk-in pantry with Laundry area—while the newly renovated bathroom adds a modern touch with updated fixtures, mirror and fresh lighting. Versatile loft = bonus space. Use it as a guest room, office, gym, or creative space. With 869 sq.ft. of thoughtfully designed living space, this layout is truly one-of-a-kind. Brand new flooring & fresh paint throughout. In-suite laundry hookups (220V). Private upper balcony surrounded by mature trees—perfect for summer BBQs. Assigned parking stall, plus extra street/visitor parking. Secure storage for bikes & gear. IDEAL Location, walking distance to C-Train, bus routes, Chinook Mall, parks, schools, and some of Calgary's trendiest eats. Investor-friendly, too. Keep it simple with the professionally managed rental pool—or manage it yourself for full flexibility. This is more than a condo. It's a lifestyle—modern, practical, and full of potential. Opportunities like this don't stick around. Come see it before it's gone.