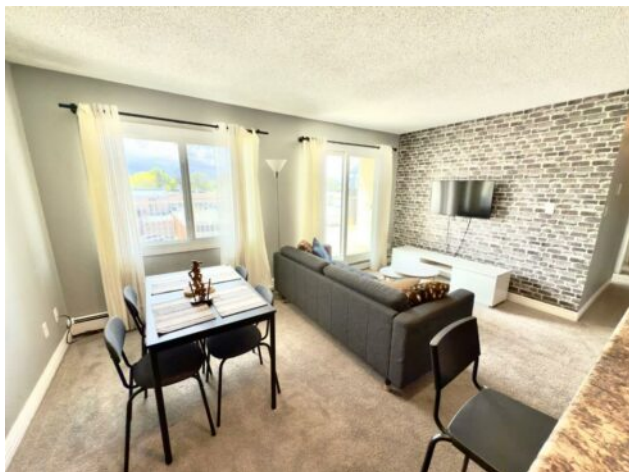


302, 809 4 Street NE
Calgary, Alberta

MLS # A2224314



\$289,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	738 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bar, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to one of the largest units in the building, featuring an expansive 400+ sq ft west-facing patio with stunning views of downtown Calgary — perfect for summer evenings and entertaining. Located in Renfrew, just steps from Edmonton Trail’s popular restaurants, Bridgeland’s shops, scenic bike paths, tennis courts, parks, and public transit. You’re also only 15 minutes to the airport, close to SAIT, schools, and downtown — truly central and convenient. Inside, this stylish 2-bedroom unit offers a modern open-concept layout with a fully renovated kitchen, including a brand new electric stove and dishwasher, and an all-in-one European washer/dryer. The home also features new triple-pane windows, updated paint, and a spacious primary bedroom with walk-in closet and a full 4-piece bath. This well-managed building has been upgraded with new windows, patio doors, refreshed common areas, and parking improvements. Includes assigned covered parking and a secure main-floor storage locker (3ft x 4ft x 8ft).