

7, 722 4A Street NE  
Calgary, Alberta

MLS # A2234597



# \$339,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Renfrew   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                          |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit                                  |               |                   |
| <b>Size:</b>     | 959 sq.ft.  | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Assigned, Heated Garage, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                         | <b>Condo Fee:</b> | \$ 638 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** None

Step into the charm of Regal Court, where an easy-going, pet-friendly lifestyle beckons in the vibrant community of Renfrew! Nestled on the top floor, this stylish multi-level condo boasts 959 SQ FT of smart, inviting living space, complete with 2 bedrooms, a modern 4-piece bathroom, and the security of heated underground parking. The moment you walk in, the evident pride of ownership sparkles throughout. The heart of the home is the captivating living room, anchored by a stunning stone-surround wood-burning fireplace and flowing effortlessly to an east-facing balcony—your go-to spot for morning coffee with dazzling city views. The revamped kitchen is a foodie’s delight, featuring generous countertops, tons of cabinetry, and a new whisper-quiet Bosch dishwasher to clean up your culinary adventures. Brightened by laminate flooring, fresh paint, in-suite storage, and an extra storage in your parkade, this condo radiates warmth and charm. Enjoy peace of mind with recent updates such as newer windows and patio doors in 2019 in this well managed building with security cameras, a gated secure entry, recycling and composting programs, and responsive on-site board members who have worked hard to make this a wonderful community to live in. Just steps from transit, shopping, schools, parks, major routes, and a quick jaunt to lively Bridgeland and downtown Calgary, it’s a dream for investors or first-time buyers. Don’t miss out—book your private tour today!