

**320, 707 4 Street NE**  
**Calgary, Alberta**

**MLS # A2298916**



**\$315,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	603 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Experience the pinnacle of inner-city living in this stunning one-bedroom, one-bathroom sanctuary located in the prestigious community of Renfrew. Designed for the discerning urbanite, this condo blends contemporary elegance, convenience, sophistication and boasts a perfect view of Calgary's downtown skyline. Modern Design & Finish with a minimalist vibe. Step into an open-concept layout defined by sleek, contemporary finishes and a sophisticated palette. The chef-inspired kitchen features flat-panel cabinetry with soft close precision, gas cooktop, premium stainless steel appliances, chunky shelves and sprawling polished quartz countertops that serve as both a culinary workshop and social centerpiece seamlessly flowing into a bright and airy living space. High ceilings and wide-plank flooring enhance the modern aesthetic, creating a home that is as functional as it is beautiful. The hidden gem of this residence is the unobstructed, panoramic view of the downtown skyline from either your bedroom or your main living space, its spectacular! Oversized windows flood the interior with natural light from the Southwest-facing balcony. Whether you're sipping your morning coffee or hosting evening cocktails, you'll have a front-row seat to Calgary's most spectacular sunsets and the glittering lights of the city core. Minutes from the downtown core your commute will be short and your walks will be long as you stroll along our mighty Bow River and pathways system. Living in this building means enjoying a suite of premium amenities designed for a high-performance lifestyle. Skip the gym membership and stay active in the well-equipped, on-site gym. Convenient in-suite laundry and storage. Keep your vehicle secure and warm year-round in the heated parkade that includes a dedicated locker for your seasonal gear and outdoor equipment as

well. Bike storage, visitor parking and we cant forget our furry friends a DOG and or CAR WASH. Renowned for its "small-town" feel with big-city proximity, Renfrew offers an unparalleled lifestyle. You are steps away from the trendy bistros of Edmonton Trail and 1st ave amenities, the lush pathways of Tom Campbell's Hill, and a quick commute to the downtown core via bike, transit, car or a stroll. This is more than just a condo; it's your private retreat above the city. Schedule your private showing today and see why Renfrew is the place to be in 2026.