

# \$499,000 - 214, 707 4 Street Ne, Calgary

MLS® #A2211089

**\$499,000**

2 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

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 BBQs – 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!

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211089          |
| Price          | \$499,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,065             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|         |                      |
|---------|----------------------|
| Address | 214, 707 4 Street Ne |
|---------|----------------------|

|             |         |
|-------------|---------|
| Subdivision | Renfrew |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2E 3S7 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Parking, Storage, Visitor Parking, Car Wash |
| Parking Spaces | 1  |
| Parking        | Titled, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, French Door, Quartz Counters, Vinyl Windows  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Radiant  |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Courtyard                    |
| Roof              | Membrane                              |
| Construction      | Brick, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | M-C2             |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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