

**102, 707 4 Street NE**  
**Calgary, Alberta**

**MLS # A2210716**



**\$449,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Covered, Garage Door Opener, Gated, Secured, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	None
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Quartz Counters

<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Condo Fee:</b>	\$ 525
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** N/A

Nestled in the sought-after inner-city community of Renfrew, this ground-floor unit is a perfect fit for young families, first-time buyers, or downsizers seeking comfort, convenience, and connection to the city's best amenities. Located just minutes from Calgary's vibrant downtown core, Renfrew is known for its tree-lined streets, diverse local restaurants, excellent schools, and easy access to parks, pathways, and recreation centers. Inside, you'll find a bright and welcoming space with thoughtful upgrades including a brand-new fridge and dishwasher—both still in their protective wrapping—plus a gas cooktop, built-in oven, microwave with hood fan, and a stylish washer/dryer set. The open layout is ideal for everyday living and entertaining alike. Enjoy the ultimate convenience of underground tandem parking, located close to the building entrance and your suite—making grocery runs and winter mornings a breeze. Don't miss your chance to get into this dynamic community and enjoy inner-city living without compromise. Book your private showing today!