

# \$482,500 - 214, 707 4 Street Ne, Calgary

MLS® #A2214323

**\$482,500**

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. The building has been roughed in for Air-Conditioning for owners to install\*\*\*\*

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 BBQ – 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 denâ€” 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® #	A2214323
Price	\$482,500
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, Ceiling Fan(s), French Door, Open Floorplan, 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, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	18
Zoning	M-C2

### Listing Details

Listing Office	2% Realty
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