

# \$339,900 - 312, 707 4 Street Ne, Calgary

MLS® #A2222752

**\$339,900**

1 Bedroom, 1.00 Bathroom, 639 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Fantastic location with incredible downtown views! This 1 bedroom, 1 bathroom unit is beautifully appointed with 9 foot ceilings, triple pane windows, modern feature walls and wide plank laminate flooring as well as chic lighting. You will love the kitchen that is well equipped with a breakfast bar, quartz counter tops, undercabinet lighting and stainless steel appliances including a gas stove. The dining and living room enjoy wall to wall windows to take in the view and give access to the private balcony with gas line for your bbq. A generously scaled bedroom with ample closet space, a 4 piece bathroom and ensuite laundry complete this unit. Don't overlook the titled underground parking stall, assigned storage locker, bike parking, car and pet wash station and fitness room. 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. Book your showing today!

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2222752  |
| Price     | \$339,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 639               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 312, 707 4 Street Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 3S7              |

### Amenities

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

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters                        |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Radiant                                                                       |
| Cooling           | None                                                                                     |
| # of Stories      | 4                                                                                        |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 26             |
| Zoning         | M-C2           |

### Listing Details

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