# \$299,900 - 404, 717 4a Street Ne, Calgary

MLS® #A2210261

## \$299,900

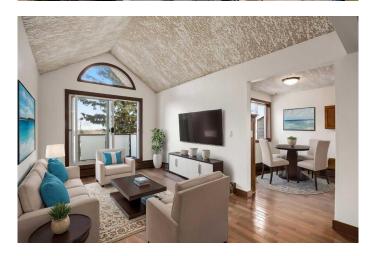
2 Bedroom, 2.00 Bathroom, 1,145 sqft Residential on 0.00 Acres

Renfrew, Calgary, Alberta

This MUST SEE spacious top floor unit occupies the south end of the building's top floor with windows facing east, south, and west allowing generous light and cross breeze throughout the day. Comprising 2 large bedrooms and 2 full bathrooms the almost 1,150 square feet of living space could easily accommodate a third bedroom with minimal work. The en-suite boasts a large Jacuzzi tub and the main bathroom a double headed walk-in shower. Large storage spaces are found throughout the unit with walk-in closets, large linen closets, and maximized kitchen cabinetry including a pantry unit. An enormous wrap-around deck is found at the southeast corner of this unit which provides complete privacy and beautiful sunrise views. The bright and airy quality of this open space is contrasted by the modest older building it is contained in. Although the building is well managed as evidenced by its healthy reserve fund, the building remains cosmetically humble and you will be greeted by dark moody hallways. The underwhelming common space will then open up into the sanctuary that is this unit. The seller has offered this huge space at an affordable price to reflect the building's character.







Built in 1983

#### **Essential Information**

MLS® # A2210261

**Price** \$299,900

2 Bedrooms

2.00 Bathrooms

Full Baths 2

Square Footage 1,145

Acres 0.00

Year Built 1983

Type Residential Sub-Type **Apartment** 

Style Single Level Unit

Status Active

## **Community Information**

Address 404, 717 4a Street Ne

Subdivision Renfrew City Calgary County Calgary Province Alberta

Postal Code T2E 3W1

#### **Amenities**

Amenities Elevator(s), Parking, Snow Removal

**Parking Spaces** 

Assigned, Parkade, Secured, Stall, Underground Parking

#### Interior

**Interior Features** Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen

Island, Laminate Counters, Open Floorplan, Storage

Dishwasher, Electric Stove, Microwave Hood Fan, **Appliances** Refrigerator,

Washer/Dryer Stacked

Heating Baseboard

Cooling None Fireplace Yes # of Fireplaces

Fireplaces **Electric** 

# of Stories

#### **Exterior**

Exterior Features None

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 35

Zoning M-C2

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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