

20, 712 4 Street NE  
Calgary, Alberta

MLS # A2185939



## \$250,000

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 730
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Separate Entrance, Vinyl Windows		

**Inclusions:** none

Experience the perfect combination of style, convenience, and value in this beautifully appointed 2-bedroom, 1-bathroom condo located in the highly sought-after inner-city neighbourhood of Renfrew. Just a short stroll from downtown, this home offers a stylish interior and the luxury of secure, heated underground parking. Entering through the west gate, you'll be greeted by a secure central courtyard that feels more like a vacation retreat than a typical condo. Step into your private entryway, where timeless maple hardwood floors and freshly painted light-coloured walls set the tone. The entire unit shines with modern updates, including new pendant lighting, LED pot lights, and a well-appointed kitchen complete with a breakfast bar. The dining and living area opens up to an east-facing deck, offering sweeping views of the city—a perfect spot for morning coffee or evening relaxation. On the opposite side of the unit, you'll find two spacious bedrooms and a 4-piece bathroom. Additional conveniences include an in-unit stacked washer and dryer, and an underground assigned parking stall complete with a storage locker for your extra items. This remarkable condo is surrounded by a wealth of dining, shopping, and green spaces, making it the ideal location for urban living. Don't miss your chance—schedule a showing today before this opportunity slips away!