

406, 707 4 Street NE  
Calgary, Alberta

MLS # A2198592



## \$349,500

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	590 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Enjoy incredible city views with sunny southwest exposure in the highly sought-after NEXT Condominium. This top-floor, 1-bedroom, 1-bathroom unit provides close to 600 square feet of living space with 13-foot ceilings in the living area and ample windows, allowing for abundant natural light throughout the day. The open-concept layout includes quartz countertops, stainless steel appliances, a gas cooktop, and a large island overlooking the living room, designed for efficient use of space and easy entertaining. The master bedroom features a 4-piece ensuite, a walk-through closet, and in-suite laundry. Additional features include a gas line for a barbecue, a chandelier in the dining area and master bedroom, a cozy den suitable for an office, in-unit storage, an assigned storage locker, and titled parking. NEXT offers a range of amenities, including a fitness center, underground visitor parking, bike storage, car and pet wash, a sheltered courtyard, and a garden area. This pet-friendly complex (with approval) is located just steps from Bridgeland's amenities, including restaurants, cafes, bars, and shopping, and is minutes from the downtown core. 2025 City Assessment Value is \$357,500 (Unit \$347,500 & Parking stall \$10,000). Please click the Virtual Tours for more details!