## 404, 717 4A Street NE
## Calgary, Alberta

### MLS # A2210261



# $299,900

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| **Division:** | Renfrew |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |

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| **Size:** | 1,145 sq.ft. | **Age:** | 1983 (42 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |

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| **Garage:** | Assigned, Parkade, Secured, Stall, Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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| **Heating:** | Baseboard | **Water:** | - |
| **Floors:** | Cork, Hardwood, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 1,008 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Brick, Vinyl Siding, Wood Frame | **Zoning:** | M-C2 |
| **Foundation:** | - | **Utilities:** | - |

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Storage

**Inclusions:** N/A

This MUST SEE spacious top floor unit occupies the south end of the building&rsquo;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&rsquo;s character.