

# \$316,900 - 415, 707 4 Street Ne, Calgary

MLS® #A2198436

**\$316,900**

1 Bedroom, 1.00 Bathroom, 599 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Experience Elevated Living in this Stylish Top-Floor Condo in Trendy Bridgeland! This stunning, contemporary unit offers an open-concept layout that seamlessly blends designer finishes with a thoughtfully curated color palette. The spacious living area flows effortlessly to a large, glass-enclosed balcony, where you can unwind while enjoying serene views of the beautifully landscaped courtyard. Plus, with a gas line hookup for your BBQ, itâ€™s perfect for outdoor entertaining.

The chef-inspired kitchen is a true masterpiece, featuring top-of-the-line Kitchenaid stainless steel appliances, including a gas stove, sleek quartz countertops, and an abundance of cabinetry for all your culinary essentials. The generously sized Master Suite is a retreat in itself, complete with a walk-through closet outfitted with custom organizers to keep everything neat and accessible.

The building boasts exceptional amenities for your convenience and lifestyle, including two fully-equipped gyms, two elevators, a car wash bay, a pet wash station, and a dedicated bike room. Step outside, and you'll find yourself just a 10-minute walk from scenic river and bike paths, and moments away from a variety of vibrant dining spots, markets, retail stores, financial services, schools, and places of worship.



Additional features include a titled indoor parking stall, storage locker, in-suite laundry, low condo fees, and a pet-friendly policy—everything you need for a modern, hassle-free lifestyle. Don't miss the opportunity to call this exceptional condo your own. Schedule your private viewing today and discover the ultimate in refined living!

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198436          |
| Price          | \$316,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 599               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 415, 707 4 Street Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 3S7              |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Secured Parking, Storage |
| Parking Spaces | 1                                                                                |
| Parking        | Parkade, Stall, Titled, Underground                                              |
| # of Garages   | 1                                                                                |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Microwave Hood Fan, Washer/Dryer                                                 |
| Heating           | Baseboard, Natural Gas                                                                                             |
| Cooling           | None                                                                                                               |
| # of Stories      | 4                                                                                                                  |
| Basement          | None                                                                                                               |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                         |
| Roof              | Tar/Gravel                                    |
| Construction      | Composite Siding, Concrete, Stone, Wood Frame |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 46              |
| Zoning         | M-C2            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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