

\$539,900 - 316, 707 4 Street Ne, Calgary

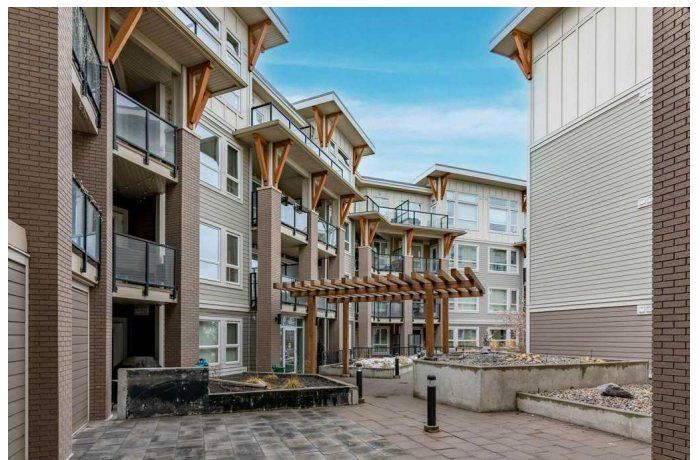
MLS® #A2199403

\$539,900

2 Bedroom, 2.00 Bathroom, 1,059 sqft
Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Welcome to The Next â€” one of the largest floor plans in the building is on the market for the first time from the original owners! This third-floor, 2-bedroom + large den, 2-bathroom unit offers stunning downtown views and a spacious, open-concept layout perfect for modern living. Featuring luxury vinyl plank flooring, newer carpet, and an updated stackable washer and dryer, this well-maintained home is move-in ready. The U-shaped kitchen is designed for entertaining, complete with stainless steel appliances, a gas range, quartz countertops, ample cabinetry, and a stylish modern backsplash. The kitchen flows seamlessly into the expansive dining area, which easily accommodates a large tableâ€”a rare find in condo living. The spacious great room features large windows, allowing for an abundance of natural light, and opens to your sunny south-facing balcony equipped with a gas BBQ line. From here, youâ€™ll enjoy breathtaking downtown views and a front-row seat to the Stampede fireworks. The primary bedroom easily fits a king-sized bed and features a large walk-through closet leading to a 3-piece ensuite with quartz countertops and elegant tile finishes, while the second bedroom is also generously sized. A standout feature of this unit is the massive den with a closet, offering versatility as a third bedroom, home office, or personal gym. Additional highlights include two titled, side-by-side underground parking stalls, a separate storage locker, two on-site gyms, a



car wash, visitor parking, and bike storage. The exterior of the building boasts fantastic curb appeal, featuring Hardie board siding and beautiful stone accents. This pet-friendly building allows up to two pets with no size restrictions on dogs. Located in the heart of Bridgeland/Renfrew, youâ€™re just steps from trendy shops, cafes, restaurants, the river pathway system, East Village, and a quick walk into downtown. Donâ€™t miss this incredible opportunityâ€”book your showing today!

Built in 2013

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2199403 |
| Price | \$539,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,059 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 316, 707 4 Street Ne |
| Subdivision | Renfrew |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 3S7 |

Amenities

Amenities: Bicycle Storage, Elevator(s), Fitness Center, Parking, Snow Removal, Trash, Visitor Parking, Car Wash

| | |
|----------------|------------------------------------|
| Parking Spaces | 2 |
| Parking | Parkade, Underground, Side By Side |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Convection Oven |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Tar/Gravel |
| Construction | Brick, Composite Siding, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 29 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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