

\$230,000 - 304a, 7301 4a Street Sw, Calgary

MLS® #A2154570

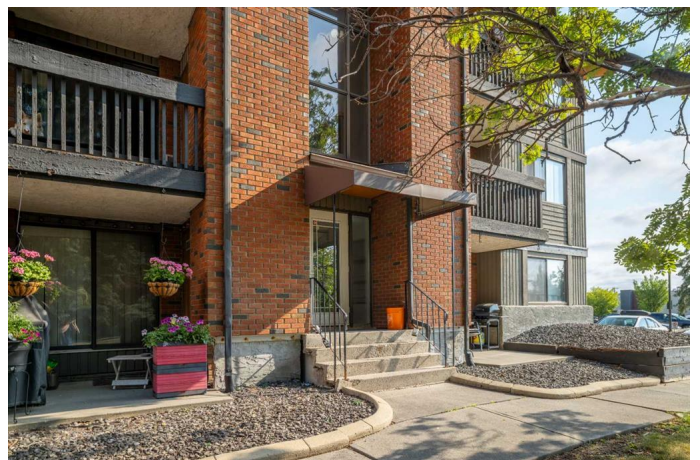
\$230,000

1 Bedroom, 1.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Experience the enchanting allure and warm ambiance of this beautifully renovated one-bedroom plus loft condo, situated in the vibrant Kingsland community. This condo is perfect for both first-time buyers and savvy investors, boasting a host of modern upgrades including a refreshed kitchen, new bathroom, new flooring, and fresh paint. The expansive living room, highlighted by a charming wood-burning fireplace, opens to a spacious dining area, making it ideal for entertaining. Offering 869 sq.ft. of bright living space, this top-floor unit features a rare and unique layout with a versatile loft that can serve as a second bedroom, gym, or home office. Convenience is at your fingertips with in-suite laundry hookups (220 amp plug), a large pantry, and secure storage. The condo's prime location ensures easy access to bus routes, C-Train, Chinook Mall, Rockyview Hospital, trendy dining spots, and numerous schools and parks. This property is an exceptional opportunity for downsizers, young professionals, and first-time homeowners alike. Expansive windows and soaring ceilings create an open, airy atmosphere, while the inviting family room, accented by a stunning wood-burning fireplace, offers a cozy retreat. The kitchen seamlessly combines functionality with style, featuring ample cabinet space and a large pantry. The spacious bedroom provides a peaceful haven with plenty of storage. The updated 4-piece bathroom includes a new vanity, toilet, taps, and lighting. Enjoy the



serene summers on your private upper patio, perfect for barbecues and relaxation amidst mature trees and singing birds. Additional benefits include a secure storage room for bikes and seasonal items, and a private assigned parking stall (#20) with ample visitor and street parking nearby. For investors, this property offers a lucrative “hands off” investment opportunity through the complex rental pool managed by the current management company, or the option to self-manage. Whether you're stepping into the real estate market for the first time, looking for a chic urban living space, or seeking a promising investment, this condo presents a fantastic opportunity to make it your own. Act fast as exceptional properties like this one do not last very long, this is your opportunity.

Built in 1978

Essential Information

MLS® #	A2154570
Price	\$230,000
Sold Price	\$230,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	869
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	304a, 7301 4a Street Sw
Subdivision	Kingsland
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2V 4V8

Amenities

Amenities	Coin Laundry, Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Wood Frame, Wood Siding

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 19th, 2024
Days on Market	13
Zoning	M-C1 d86
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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