

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

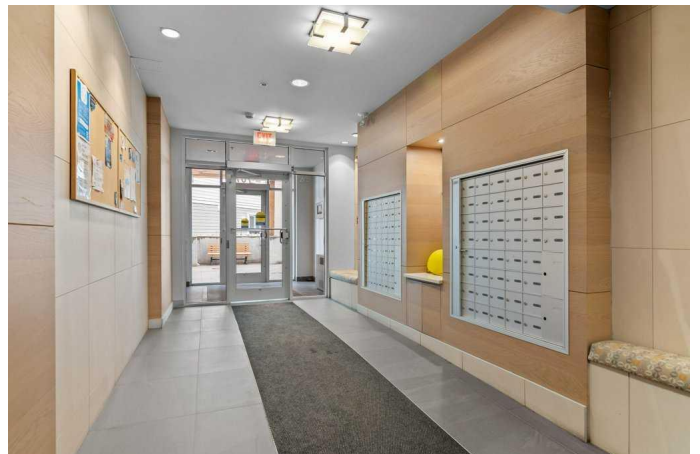
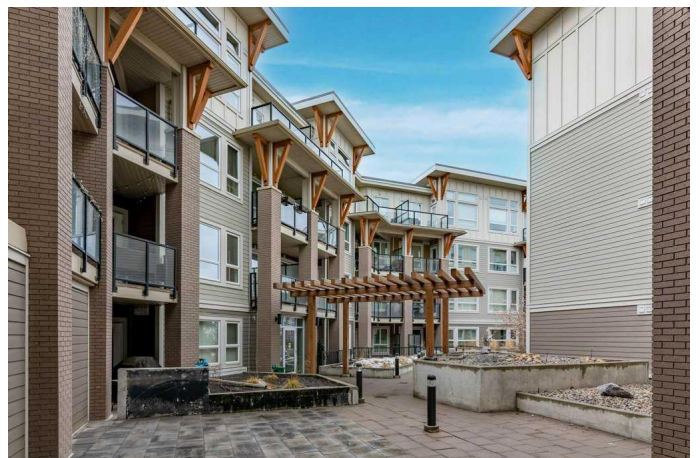
MLS® #A2199403

**\$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	36
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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