

# \$349,500 - 406, 707 4 Street Ne, Calgary

MLS® #A2198592

## \$349,500

1 Bedroom, 1.00 Bathroom, 590 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Enjoy incredible city views with sunny southwest exposure in the highly sought-after NEXT Condominium. This top-floor, 1-bedroom, 1-bathroom unit provides close to 600 square feet of living space with 13-foot ceilings in the living area and ample windows, allowing for abundant natural light throughout the day. The open-concept layout includes quartz countertops, stainless steel appliances, a gas cooktop, and a large island overlooking the living room, designed for efficient use of space and easy entertaining. The master bedroom features a 4-piece ensuite, a walk-through closet, and in-suite laundry. Additional features include a gas line for a barbecue, a chandelier in the dining area and master bedroom, a cozy den suitable for an office, in-unit storage, an assigned storage locker, and titled parking. NEXT offers a range of amenities, including a fitness center, underground visitor parking, bike storage, car and pet wash, a sheltered courtyard, and a garden area. This pet-friendly complex (with approval) is located just steps from Bridgeland's amenities, including restaurants, cafes, bars, and shopping, and is minutes from the downtown core. 2025 City Assessment Value is \$357,500 (Unit \$347,500 & Parking stall \$10,000). Please click the Virtual Tours for more details!

Built in 2013

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2198592          |
| Price          | \$349,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 590               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 406, 707 4 Street Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 3S7              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Snow Removal, Visitor Parking, Bicycle Storage, Car Wash, Fitness Center, Secured Parking, Trash |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected   |
| Parking Spaces | 1  |
| Parking        | Heated Garage, Titled, Parkade, Secured, Underground   |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove                                      |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |
| Basement          | None   |

**Exterior**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 58              |
| Zoning         | M-C2            |

**Listing Details**

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

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