

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

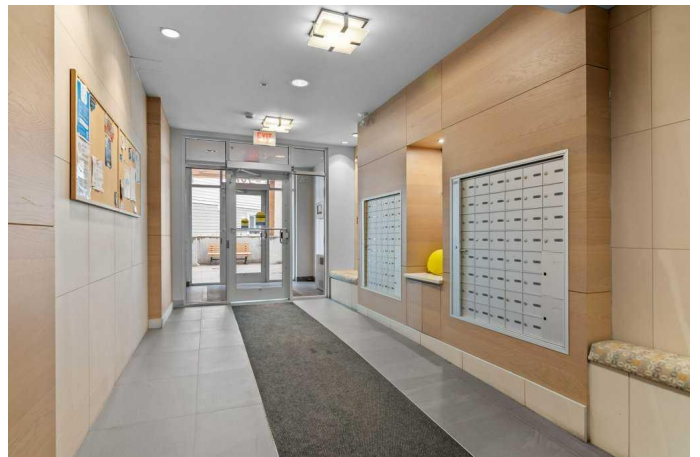
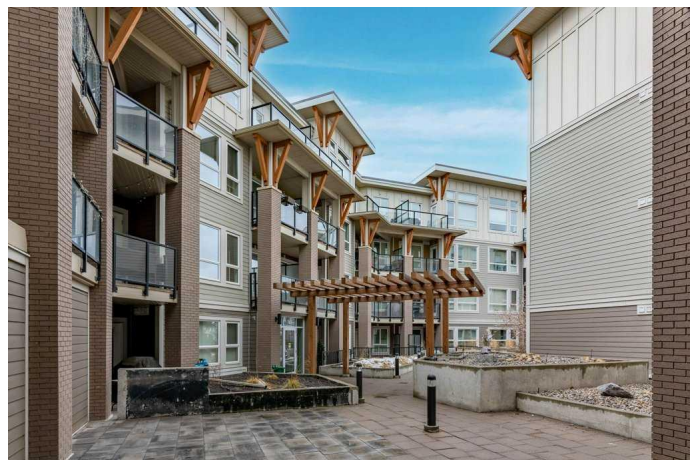
MLS® #A2199403

**\$539,900**

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

Renfrew, Calgary, Alberta

Welcome to The Next “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 table—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, you’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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