



## 7007 4A Street Calgary Alberta

\$159,000

This charming lower floor one-bedroom studio is nestled in the vibrant community of Kingsland and offers an open-concept living arrangement designed for comfort and functionality. With a low condo fee of just \$237.40/month—which includes heat, gas, and water—this unit is both economical and efficient. Enjoy the convenience of being just steps away from Chinook Centre, the Chinook LRT Station, and a variety of restaurants and shops—all within easy walking distance. Whether you're a first-time buyer or a savvy investor, this is a fantastic opportunity to own rather than rent. (id:6769)

Living room 8.75 Ft x 16.00 Ft

Kitchen 10.75 Ft x 7.58 Ft

Primary Bedroom 6.92 Ft x 10.58 Ft

Dining room 8.83 Ft x 3.75 Ft

4pc Bathroom 5.00 Ft x 7.83 Ft

Listing Presented By:



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(CENTRAL)**

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