



## 707 4 Street Calgary Alberta

\$349,500

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! (id:6769)

Living room/Dining room 15.00 Ft x 11.83 Ft

Kitchen 9.17 Ft x 9.00 Ft

Primary Bedroom 10.92 Ft x 9.83 Ft

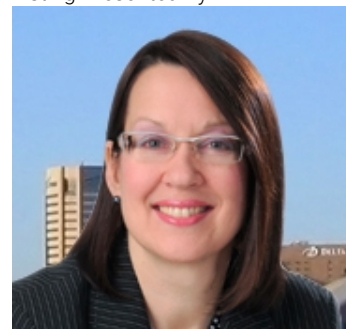
Foyer 4.42 Ft x 3.33 Ft

Laundry room 2.92 Ft x 2.42 Ft

Storage 9.08 Ft x 3.92 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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