



7301 4A Street Calgary Alberta

\$199,900

Welcome to your new home in the heart of Kingsland - an impeccably updated, walkout, ground-floor condominium that promises comfort, convenience, and turnkey living. Perfect for first time buyers, downsizers, or investors seeking a hands off income property, this bright, south-facing one bedroom 626 square foot unit has been thoughtfully refreshed from top to bottom and offers a rare blend of character and modern amenities. Key Features include Freshly painted walls and brand new luxury vinyl plank (LVP) flooring flow seamlessly throughout. All newer appliances, from the sleek stove and fridge to the washer and dryer, ensuring worry free living from day one. The Inviting Open Living Area includes an expansive living and dining room that greets you with abundant natural light streaming through south facing patio doors. Cozy up beside the charming wood burning fireplace on cool evenings, or step outside onto your private walk-out patio and enjoy the tranquil views and the song of birds in mature trees. The Functional, Well Equipped Kitchen boasts ample cabinet storage, generous counter space, and a large walk in pantry /storage room. A 220V outlet is already in place for your in-suite washer and dryer right in the unit. The Peaceful Primary Bedroom easily accommodates a king size bed. A huge south facing window floods the room with daylight, and double closets provide excellent storage. The four piece bathroom is updates with clean, modern finishes. Step outside onto the patio and you'll find your secure exterior storage closet off the patio, perfect for bikes, seasonal decor, or extra household items. Your assigned stall (#9) is just steps from the entrance, plus street parking ensures your guests always find a spot. This complex offers a Hassle Free Investment Opportunity as this building's property manager handles day-to-day operations and maintenance, making this...

Living room 11.58 Ft x 17.92 Ft

Dining room 8.00 Ft x 8.33 Ft

Kitchen 6.92 Ft x 9.75 Ft

Laundry room 4.92 Ft x 7.42 Ft

Bedroom 11.33 Ft x 15.50 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX

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