



## 7205 4 Street Calgary Alberta

\$340,000

One of the best units in the complex -- quiet, private, and tucked away! This bright and spacious 2-storey END UNIT townhome features 3 bedrooms, 1.5 bathrooms, and a massive private SOUTH-facing backyard, perfect for entertaining, gardening, or summer BBQs. The main floor welcomes you with an open-concept layout, gleaming hardwood and tile flooring, and stylish details throughout -- including a modern backsplash, updated lighting, and a fun chalk wall. The stainless steel fridge, ceiling fan, and abundance of cabinetry are added bonuses. A sleek, updated half bath completes the main level. Upstairs offers plush carpeting, 3 bedrooms, and a beautifully updated 4 piece bathroom. The large primary bedroom is a highlight, complemented by 2 guest bedrooms. The partially finished basement provides great flexibility with space for a home gym, den, or extra storage. Parking is convenient with a stall at the back entrance plus plenty of visitor parking. Tucked away in a peaceful setting yet close to schools, parks, shopping, Nose Hill Park, and with quick access to Deerfoot Trail, this home is perfect for first-time buyers, young families, or investors. Truly move-in ready! (id:6769)

Kitchen 9.17 Ft x 7.33 Ft

Dining room 14.00 Ft x 8.33 Ft

2pc Bathroom 4.08 Ft x 4.42 Ft

Other 3.25 Ft x 7.33 Ft

Living room 17.33 Ft x 14.25 Ft

Other 4.75 Ft x 4.00 Ft

Bedroom 8.17 Ft x 14.25 Ft

Bedroom 8.75 Ft x 13.00 Ft

4pc Bathroom 8.17 Ft x 5.50 Ft

Primary Bedroom 15.00 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca