



# 825 4 Street Calgary Alberta

\$269,999

WELCOME HOME! This cute updated unit boasts a chic and modern living space with great use of space. It's perfect for your new space or a starter investment. As soon as you walk in the door, you'll love the operational gas fireplace and feature mantle that create a space perfect for relaxing after a long day. You're going to love cooking in the kitchen with decent counter space, double sinks, nice size pantry, and new Fridge and Stove. Down the hall you'll find two decent sized bedrooms, both with closet organizers. You'll also find the bathroom, laundry room with new Washer and Dryer, and large storage room that could be used as an office! Yes, that's right, this unit has in-suite laundry, and a parking spot with plug-in reserved just for you in a private parking lot out back. A quiet and well-maintained boutique building, you only have one quiet neighbour above, but no one on either side. Your new unit spans one entire side of the building, meaning you have windows that face in 3 different directions (East, South, and West). You can't beat this location either! Just steps off Edmonton Trail within walking distance to Diner Deluxe, Taqueria El Charrito, Boogies Burgers, Courtyard Pub, Elite Brewing & Cidery, and MORE! A short walk down the hill and you're in downtown. Don't wait, request a showing with us today before it's too late! (id:6769)

4pc Bathroom 4.83 Ft x 7.50 Ft  
Bedroom 8.67 Ft x 8.83 Ft  
Dining room 5.92 Ft x 8.25 Ft  
Kitchen 9.17 Ft x 7.67 Ft

Living room 11.50 Ft x 16.00 Ft  
Primary Bedroom 10.92 Ft x 12.83 Ft  
Other 6.00 Ft x 6.92 Ft

Listing Presented By:



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