



## 725 4 Street Calgary Alberta

\$319,900

Investment or your next Dream Home. This is the one! This exceptional 2-bedroom, 1-bathroom unit features brand-new (2024) large, bright west-facing windows that stream in natural light, gleaming hardwood floors, and the perfect patio for summer entertaining. Cook your favorite meals in the chef's kitchen, complete with granite countertops, stainless steel appliances, and ample maple cabinetry, while your guests gather at the bar-height counter. Enjoy your culinary creations in the spacious dining area, and on cooler evenings, unwind by the gas fireplace in the large living room that is perfect for entertaining. The primary bedroom offers a relaxing retreat with a generous walk-in closet, while the second bedroom is ideal for roommates, family, or a home office. Additional features include in-suite laundry, a beautifully updated 3-piece bathroom, and A LARGE storage locker that is seldom seen in condos. Enjoy the underground parking and bike storage in this pet-friendly, well-managed complex, with easy access to downtown and Deerfoot Trail. Plus, you're just a short walk from the fantastic restaurants and amenities on Edmonton Trail. Welcome to your dream home. (id:6769)

Living room 13.50 Ft x 11.75 Ft

Kitchen 9.75 Ft x 7.58 Ft

Dining room 8.50 Ft x 7.92 Ft

Primary Bedroom 11.92 Ft x 11.17 Ft

Other 6.67 Ft x 5.33 Ft

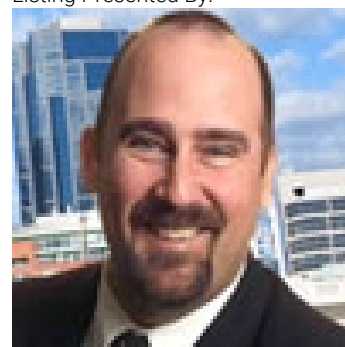
Bedroom 10.58 Ft x 8.92 Ft

Laundry room 3.33 Ft x 3.00 Ft

3pc Bathroom 9.42 Ft x 4.92 Ft

Foyer 7.08 Ft x 4.33 Ft

Listing Presented By:



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Royal LePage Benchmark

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**RE/MAX Realty Professionals**

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