



## 8200 4 Street Calgary Alberta

\$278,900

This well-maintained 2-bed, 2-bath home offers a warm, move-in-ready feel with thoughtful care throughout. The layout is highly functional, featuring a spacious living area, clean finishes, and Cat5 wiring in every room for reliable connectivity. Both bedrooms are generously sized, and each bathroom includes its own storage, adding to the home's everyday practicality. Storage is a standout feature: a large utility room sits separate from the in-suite laundry, and every room includes a full-size closet. The east-facing balcony backs onto a small forested area, creating a private, quiet outdoor space ideal for relaxing or hosting friends. An underground parking is conveniently located just steps from the elevator, as well as the storage unit. The building offers ample visitor parking for guests. CATS FRIENDLY. The location is exceptionally convenient--only minutes from schools, shopping, neighborhood pubs, parks, and recreation. With quick access across the city, you're about 10 minutes from the airport and 20 minutes from downtown. (id:6769)

4pc Bathroom 6.58 Ft x 7.58 Ft

Other 7.58 Ft x 5.42 Ft

Primary Bedroom 13.25 Ft x 10.00 Ft

Kitchen 8.42 Ft x 9.75 Ft

Storage 7.17 Ft x 5.42 Ft

Living room/Dining room 19.83 Ft x 11.42 Ft

Laundry room 3.50 Ft x 3.08 Ft

3pc Bathroom 9.08 Ft x 5.50 Ft

Bedroom 11.83 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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