

# \$349,500 - 406, 707 4 Street Ne, Calgary

MLS® #A2198592

## \$349,500

1 Bedroom, 1.00 Bathroom, 590 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Enjoy incredible city views with sunny southwest exposure in the highly sought-after NEXT Condominium. This top-floor, 1-bedroom, 1-bathroom unit provides close to 600 square feet of living space with 13-foot ceilings in the living area and ample windows, allowing for abundant natural light throughout the day. The open-concept layout includes quartz countertops, stainless steel appliances, a gas cooktop, and a large island overlooking the living room, designed for efficient use of space and easy entertaining. The master bedroom features a 4-piece ensuite, a walk-through closet, and in-suite laundry. Additional features include a gas line for a barbecue, a chandelier in the dining area and master bedroom, a cozy den suitable for an office, in-unit storage, an assigned storage locker, and titled parking. NEXT offers a range of amenities, including a fitness center, underground visitor parking, bike storage, car and pet wash, a sheltered courtyard, and a garden area. This pet-friendly complex (with approval) is located just steps from Bridgeland's amenities, including restaurants, cafes, bars, and shopping, and is minutes from the downtown core. 2025 City Assessment Value is \$357,500 (Unit \$347,500 & Parking stall \$10,000). Please click the Virtual Tours for more details!

Built in 2013

## Essential Information



MLS® #	A2198592
Price	\$349,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	590
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	406, 707 4 Street Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3S7

### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking, Bicycle Storage, Car Wash, Fitness Center, Secured Parking, Trash
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Heated Garage, Titled, Parkade, Secured, Underground
# of Garages	1

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

**Exterior**

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Tar/Gravel
Construction	Brick, Wood Frame, Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 3rd, 2025
Days on Market	44
Zoning	M-C2

**Listing Details**

Listing Office	CIR Realty
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