

# \$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	57
Zoning	M-C2

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.