

# \$265,000 - 302, 809 4 Street Ne, Calgary

MLS® #A2224314

**\$265,000**

2 Bedroom, 1.00 Bathroom, 738 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Welcome to one of the largest units in the building, featuring an expansive 400+ sq ft west-facing patio with stunning views of downtown Calgary – perfect for summer evenings and entertaining.

This vacant and move-in ready 2-bedroom condo is located in Renfrew, just steps from Edmonton Trail’s popular restaurants, Bridgeland’s shops, scenic bike paths, tennis courts, parks, and public transit. You’re also only 15 minutes to the airport, close to SAIT, schools, and downtown – truly central and convenient.

Inside, this stylish home offers a modern open-concept layout with a fully renovated kitchen, including a brand new electric stove and dishwasher, and an all-in-one European washer/dryer. Additional upgrades include new triple-pane windows, updated paint, and a spacious primary bedroom with walk-in closet and a full 4-piece bath.

This well-managed building has been upgraded with new windows, patio doors, refreshed common areas, and parking improvements. Includes assigned covered parking and a secure main-floor storage locker (3ft x 4ft x 8ft).

Built in 1979

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2224314          |
| Price          | \$265,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 738               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 302, 809 4 Street Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 3S9              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Bicycle Storage, Parking, Storage |
| Parking Spaces | 1                                 |
| Parking        | Stall, Covered                    |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Bar, Storage, Walk-In Closet(s)                                                               |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Window Coverings, European Washer/Dryer Combination |
| Heating           | Boiler                                                                                        |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Lighting, Other     |
| Construction      | Concrete, Stucco, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 45             |
| Zoning         | M-C2           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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