

**102, 8200 4 Street NE**  
**Calgary, Alberta**

**MLS # A2223385**



**\$299,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 594
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Just updated with all new appliances, new flooring, new paint, new millwork, new granite counters, new bathroom. Amazing value, fresh and ready to go, this is the one. This spacious, open and bright 1 bedroom apartment is over 800 sq ft and has a wonderful den area or flex space off of the living room. This space is ideal for someone who works from home or this flex space could be also used as a large dining room area for those who like to entertain. This building is close to transit, shopping and schools. It is walkable to Beddington Sq Shopping Centre and the Beddington Coop Shopping Centre, giving you quick easy access to groceries, banking, pharmacies, gyms, restaurants, bars and much more. Deerfoot city is just a few minutes drive with everything else you may need. Quick and easy access to Beddington Tr & Deerfoot Tr make commuting in the city quick and easy, and Centre St is close as well putting the inner city at your doorstep. This apartment has a titled, heated underground parking stall and a separate storage locker.