

**104, 725 4 Street NE**  
**Calgary, Alberta**

**MLS # A2264589**



**\$246,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 582 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                   |                   |        |
|--------------------|---------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                 | <b>Condo Fee:</b> | \$ 544 |
| <b>Basement:</b>   | -                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                         | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Smoking Home |                   |        |

**Inclusions:** Tv Stand and shelves mounted on the wall

Live the Renfrew lifestyle with something rare: your own private street entrance plus a sunny east-facing patio with gas line&mdash;perfect for morning coffee and summer BBQs. Inside, this bright 582 sq.ft. main-floor condo at Adora features in-floor heat, floor-to-ceiling windows, and a sleek kitchen with granite counters, maple cabinetry, stainless appliances, and a handy breakfast bar. The bedroom offers a double closet + office nook, and you&rsquo;ll love the modern 4-pc bath, in-suite laundry, and Hunter Douglas blinds. Parking and storage are covered with a covered stall (#1) and assigned locker (#2). The building adds a rooftop patio with downtown views and elevator. Walk to Bow River pathways, Bridgeland caf&eacute;s, parks, the Zoo, and transit&mdash;minutes to downtown. Ideal first home or turnkey rental. Move-in ready and easy to show&mdash;book your viewing today!