

# \$217,500 - 108a, 7301 4a Street Sw, Calgary

MLS® #A2195356

**\$217,500**

1 Bedroom, 1.00 Bathroom, 654 sqft  
Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome home to this cozy, ground level condo with a **WOOD BURNING FIREPLACE & IN SUITE LAUNDRY** (washer & dryer included). This perfect starter home or investment property is located in the vibrant community of Kingsland - just steps away from restaurants & shopping along Macleod Trail & close to Chinook Centre, bus and C-Train station. This complex has a **PROPERTY MANAGER** that will manage your investment for you, (for true hands off investment) or you can manage it yourself. This home has one bedroom (large enough to accommodate a king sized bed) and one 4 piece bath. One parking stall included. There is wonderful privacy in this end unit located on the back side of the building with green space behind. An added bonus is the secure storage room off the patio. Generous size living room has a wood burning fireplace and patio doors onto the patio overlooking the green space. The kitchen has full amenities & a lot of storage in the laundry room. Other upgrades include **PROFESSIONAL PAINT** (just completed) as well as new **LUXURY VINYL PLANK FLOORING** and baseboards. Great home for anyone just starting out, or looking to downsize, as well as an investment property.

Built in 1978

## Essential Information

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Price	\$217,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	654
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	108a, 7301 4a Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4V8

### **Amenities**

Amenities	Laundry
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle

Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	28
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Masters
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