

# \$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	42
Zoning	M-C2

## **Listing Details**

Listing Office	eXp Realty
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