

# \$274,900 - 108, 8200 4 Street Ne, Calgary

MLS® #A2240496

## \$274,900

2 Bedroom, 2.00 Bathroom, 896 sqft  
Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Welcome to the perfect blend of comfort, style, and smart living! This spacious 895 sq ft ground-floor unit is ideal for couples, roommates, or savvy investors. With 2 generously sized bedrooms and 2 full bathrooms, the thoughtful layout offers privacy and functionality — perfect for shared living. The open-concept living room and kitchen is designed for modern lifestyles, featuring large windows, a cozy fireplace, and seamless flow for both entertaining and relaxing. The kitchen boasts maple cabinetry, a generous in-unit pantry/storage space, and there's a stacked washer/dryer for everyday ease. Enjoy luxury vinyl plank flooring throughout — no carpet here! Clean, durable, and stylish. The primary bedroom includes two separate closets and a private ensuite with a soaking tub — your personal retreat at the end of the day. This unit is tucked into a quiet, private location within the complex, with all the perks of main floor living: no stairs, easy access, and a patio that opens onto green space. You'll also love the titled, heated underground parking stall with a storage locker just behind it. The secure, well-maintained building features an elevator, ample visitor parking, and is cat-friendly with board approval (sorry, no dogs). You're minutes from shopping, schools, transit, and major routes — everything you need is close at hand. Condo fees include all utilities except electricity. Possession is negotiable. Whether you're buying your first home, sharing



with a roommate, or looking for a great investment â€” this one delivers lifestyle, location, and long-term value.

Built in 2007

### **Essential Information**

MLS® #	A2240496
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	108, 8200 4 Street Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0K5

### **Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground, Secured

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Fireplace(s)

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	15
Zoning	M-C1 d96

### **Listing Details**

Listing Office	eXp Realty
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