

# \$245,000 - 30, 712 4 Street Ne, Calgary

MLS® #A2214262

**\$245,000**

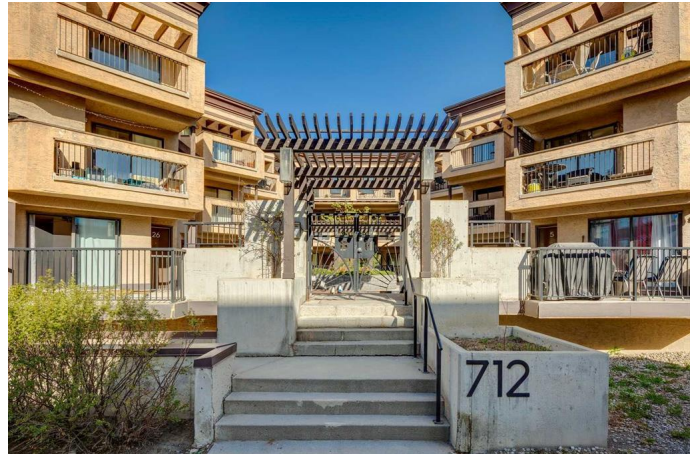
2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

30 MIN WALK TO DOWNTOWN | PRIVATE ENTRANCE | UNDERGROUND PARKING

â€” Welcome to Unit 30 at 712 4 Street NE, a 2-bedroom, 1-bath condo in the heart of Renfrew that offers the privacy of a townhouse with the convenience of inner-city living. Tucked inside a SECURE GATE, this bright and inviting unit features an open-concept layout with large windows that fill the living and dining areas with natural light. The kitchen boasts maple cabinetry, generous counter space, an EATING BAR FOR TWO, and a dining area thatâ€™s perfect for everyday meals or entertaining. Step outside to your private BALCONYâ€”ideal for sipping your morning coffee or relaxing after a long day. The spacious primary bedroom features double closets, while the second bedroom is perfect for family, guests or home office. Youâ€™ll also appreciate the full 4-piece bathroom, IN-SUITE LAUNDRY, secure UNDERGROUND PARKING, and a separate STORAGE LOCKER. Pet-friendly complex. Just minutes from the shops and restaurants of Edmonton Trail and only a 10-minute WALK TO BRIDGELAND'S LOCAL GEMS like Una Pizza, Village Ice Cream, OEB Breakfast Co., and Bridgeland Market. Youâ€™re also a quick 15-minute walk to Calgaryâ€™s scenic BOW RIVER PATHWAY system. Easy access to Deerfoot Trail and Memorial Drive makes commuting and daily errands effortless. Offering the perfect balance of privacy, location, and lifestyle, this is your



OPPORTUNITY TO OWN in one of  
Calgary's most walkable and connected  
neighbourhoods. DON'T MISS OUT!

Built in 1981

### Essential Information

MLS® #	A2214262
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	850
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	30, 712 4 Street Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3S8

### Amenities

Amenities	Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Underground
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard

Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Courtyard
Lot Description	See Remarks
Roof	Flat
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 4th, 2025
Days on Market	60
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.