

# \$179,900 - 206a, 7301 4a Street Sw, Calgary

MLS® #A2209830

**\$179,900**

1 Bedroom, 1.00 Bathroom, 664 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Investors, downsizers, and first time home owners.. Check it out! This inviting 1 bedroom, + 1 bathroom unit, nestled in the heart of Kingsland is ready for its next owner. Truly the perfect canvas - featuring a large open living and dining area, with a charming wood burning fireplace that adds warmth and character to the living space, complete with a rare feature in these units.. IN-SUITE LAUNDRY!

Step outside to the balcony (complete with a storage closet!) to enjoy serene SOUTH-FACING views while savouring the fresh air. The tranquil bedroom offers a peaceful retreat, while the functional kitchen provides essential amenities for everyday cooking, and has a large pantry/storage room. With an assigned parking stall for convenience, this unit offers a serene sanctuary for comfortable living while being just steps away from restaurants & shopping along Macleod Trail & close to Chinook Centre, bus and C-Train station. Everything you could want all for under \$200,000 - come and see for yourself!

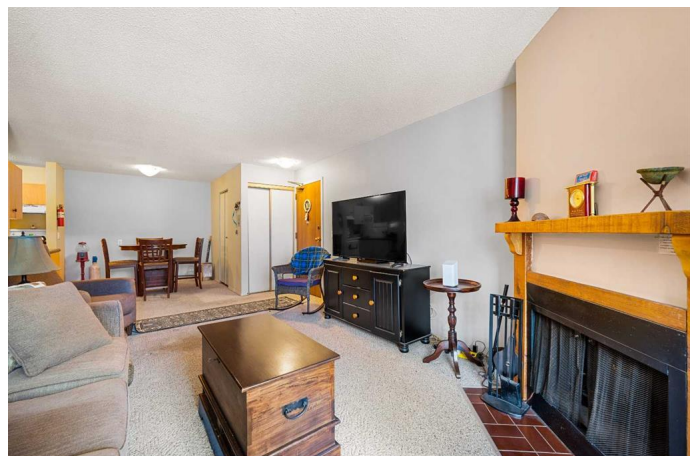
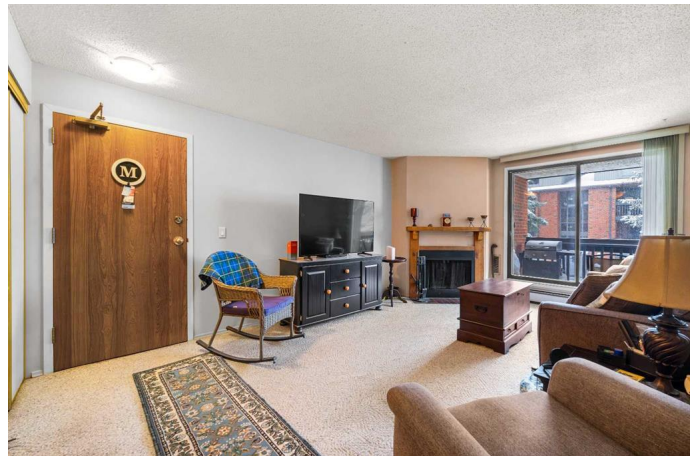
Built in 1978

## Essential Information

MLS® # A2209830

Price \$179,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	206a, 7301 4a Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2G9

### Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame, Wood Siding

### Additional Information

Date Listed	April 9th, 2025
Days on Market	13
Zoning	M-C1

### Listing Details

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