$214,900 - 107b, 7301 4a Street Sw, Calgary

MLS® #A2213539

$214,900
1 Bedroom, 1.00 Bathroom, 626 sqft
Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to your new home in the heart of Kingsland - an impeccably updated, walkout, ground-floor condominium that promises comfort, convenience, and turnkey living. Perfect for first time buyers, downsizers, or investors seeking a hands off income property, this bright, south-facing one bedroom 626 square foot unit has been thoughtfully refreshed from top to bottom and offers a rare blend of character and modern amenities. Key Features includeÂ Freshly painted walls and brand new luxury vinyl plank (LVP) flooring flow seamlessly throughout. All newer appliances, from the sleek stove and fridge to the washer and dryer, ensuring worry free living from day one. TheÂ Inviting Open Living Area includesÂ an expansive living and dining room that greets you with abundant natural light streaming through south facing patio doors. Cozy up beside the charming wood burning fireplace on cool evenings, or step outside onto your private walk-out patio and enjoy the tranquil views and the song of birds in mature trees. TheÂ Functional, Well Equipped KitchenÂ boasts ample cabinet storage, generous counter space, and a large walk in pantry /storage room. A 220V outlet is already in place for your in-suite washer and dryer right in the unit. TheÂ Peaceful Primary BedroomÂ easily accommodates a king size bed. A huge south facing window floods the room with daylight, and double closets provide excellent storage. The four piece bathroom is updates with clean, modern finishes. Step

outside onto the patio and youâ€™ll find your secure exterior storage closet off the patio, perfect for bikes, seasonal dÃ©cor, or extra household items. Your assigned stall (#9) is just steps from the entrance, plus street parking ensures your guests always find a spot.Â This complex offers a Hassle Free Investment Opportunity as thisÂ buildingâ€™s property manager handles day-to-day operations and maintenance, making this an ideal â€œhands-offâ€• rental through the complexâ€™s rental pool. Alternatively, self-management is simple if you prefer. ThisÂ Unbeatable Location isÂ Situated steps from Macleod Trailâ€™s vibrant shopping and dining, youâ€™re minutes from Chinook Centre, Rockyview Hospital, schools, parks, bus routes, and the C-Train station. Everything you need is within easy reach. This condo strikes the perfect balance between rustic charm, thanks to its wood-burning fireplace and serene courtyard settingâ€”and modern convenience, from in-suite laundry to updated finishes throughout. Whether youâ€™re planting roots for the first time, rightsizing for simpler living, or adding a reliable rental to your portfolio, youâ€™ll appreciate the turnkey condition, strong rental demand, and low maintenance lifestyle this property delivers. Opportunities like this for under $215,000 donâ€™t come often. With exceptional value, prime location, and turnkey appeal, it wonâ€™t last long. Schedule your private viewing today and make this Kingsland gem your own!

Built in 1978

Essential Information

MLS® #	A2213539
Price	$214,900
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	626
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	107b, 7301 4a Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4V8

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	None
Construction	Brick, Wood Siding

Additional Information

Date Listed	April 25th, 2025

Days on Market	6
Zoning	M-C1

Listing Details

Listing Office	Royal LePage Benchmark

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