

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

MLS® #A2214262

**\$245,000**

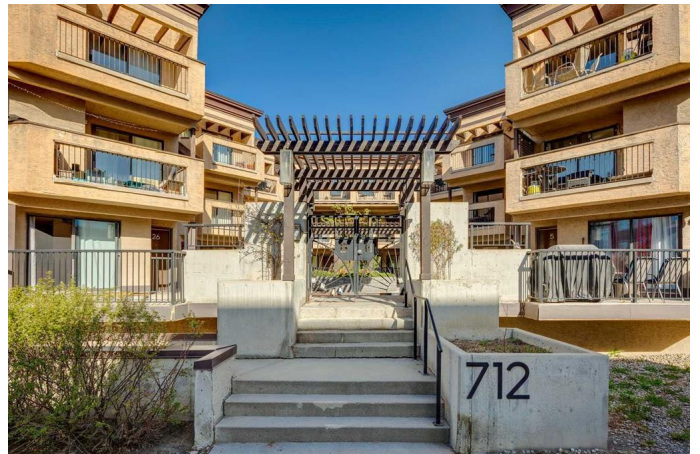
2 Bedroom, 1.00 Bathroom, 850 sqft

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 | 58            |
| Zoning         | M-C2          |

## Listing Details

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

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