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201B, 7301 4A Street SW  
Calgary, Alberta

MLS # A2178522



**\$220,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Lot, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 485
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Storage		

**Inclusions:** None

Welcome home, to this second story, North/ East facing, spacious, move-in ready 1 BEDROOM, 1 bathroom unit, nestled in the heart of Kingsland. This home is ideal for investors and homeowners alike. This complex even has a PROPERTY MANAGER that will manage your investment for you,(for true hands off investment) Or you can manage it your self. This home features a large open living and dining area, with a cozy wood burning fireplace. Not only is this home comfortable it is easy walking distance to all the necessary AMENITIES just minutes away. Step outside on to your private secure second story balcony, complete with an exterior STORAGE closet. Enjoy large trees and watch the birds and squirrels frolicking in the treed quiet courtyard. The PRIMARY bedroom offers a peaceful retreat with a HUGE window and large closets, while the functional kitchen provides essential amenities for everyday cooking and has a large pantry with connections for your own IN SUITE LAUNDRY hookup. There is ASSIGNED parking stall (R3) is close to the front entrance of the building. The building also has COMMON LAUNDRY facilities across the hall from the unit. This home offers everything needed for maintenance-free living in a peaceful, serene setting. Steps to bus routes, Chinook Mall, C-train, and all schools and parks, this is the perfect place for investors, downsizers or first time homeowners. Check out the WEBSITE for more picture.