

# \$249,900 - 204, 607 7 Avenue Ne, Calgary

MLS® #A2200057

**\$249,900**

2 Bedroom, 1.00 Bathroom, 747 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

HUGE Price reduction; amazing value!!! The main living space is bathed in natural warmth and sunlight streaming through the big, bright windows. Updated sleek wide plank laminated flooring accentuates the cozy living room complete with the elegant gas fireplace. The kitchen opens to the quaint dining area and is well appointed with quality stainless steel appliances and wide ceramic tile. The two bedrooms are spacious and feature newer comfy carpeting and boast plenty of closet space. The bathroom is clean and well updated. There's plenty of additional closet space in the home and even a laundry hook up available for potential in-suite laundry. Fabulous location in a quiet corner of Renfrew, so close to downtown and just a short stroll to schools, parks rec-facilities and all the goodness of the trendy Edmonton Trail hospitality strip. The building is in top shape and well managed by a dedicated management team. Terrific condition and value for the first time home owner or landlord.

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2200057  |
| Price      | \$249,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 747               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 204, 607 7 Avenue Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0N4              |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Coin Laundry, Other, Park, Snow Removal, Trash |
| Parking Spaces | 1                                              |
| Parking        | Assigned, Off Street, Stall                    |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator         |
| Heating           | Baseboard                                                    |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Family Room, Gas, Mantle, Stone, Masonry                     |
| # of Stories      | 4                                                            |
| Basement          | None                                                         |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 58              |
| Zoning         | M-C2            |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Turnkey Realty |
|----------------|----------------|

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