

# \$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 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	46
Zoning	M-C2

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.