

# \$325,000 - 310, 8200 4 Street Ne, Calgary

MLS® #A2206915

**\$325,000**

2 Bedroom, 2.00 Bathroom, 893 sqft  
Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Welcome to The Treo in Beddington – a beautifully maintained top-floor unit offering comfort, convenience, and style. This bright and airy 2-bedroom, 2-bathroom home features a thoughtfully designed layout with updated LVP flooring throughout and an abundance of natural light streaming in through large windows. You will love the gorgeous kitchen with sleek quartz countertops – perfect for both cooking and entertaining. The spacious living area opens onto a large east-facing balcony, ideal for enjoying your morning coffee or soaking up the sun. Additional features include in-suite laundry, plenty of storage, and a separate storage unit for your extras. Your vehicle will stay warm all winter in the titled assigned parking stall in the heated underground garage. Condo fees include gas, heat, and water, making for easy budgeting and peace of mind. All of this in an unbeatable location – close to every amenity you could need, from shopping and dining to parks and transit. Whether you are a first-time buyer, downsizer, or investor, this stunning unit checks all the boxes!

Built in 2007

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2206915  |
| Price  | \$325,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 893               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 310, 8200 4 Street Ne |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 0K5               |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Elevator(s), Trash                |
| Parking Spaces | 1                                 |
| Parking        | Heated Garage, Stall, Underground |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 4   |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | BBQ gas line         |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 7th, 2025

Days on Market       23

Zoning                 M-C1

### **Listing Details**

Listing Office         CIR Realty

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