

# \$449,900 - 431, 721 4 Street Ne, Calgary

MLS® #A2237383

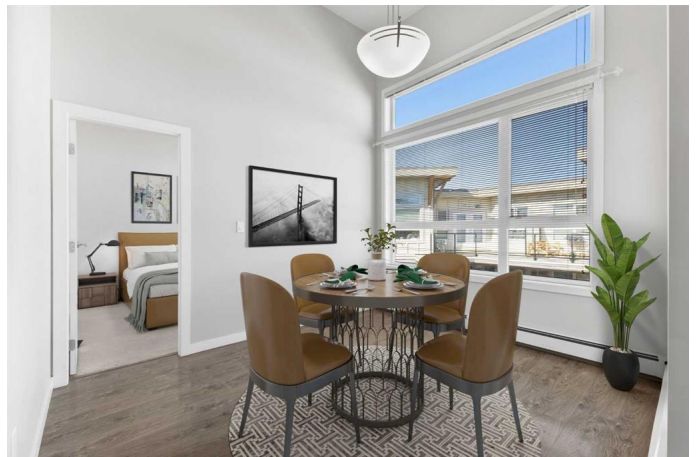
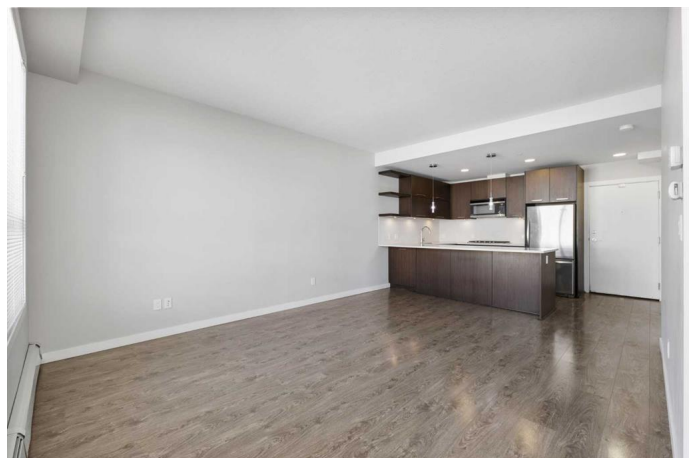
**\$449,900**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

**\*\*\*PRICE IMPROVEMENT!\*\*\*** Can I be real with you for a minute? Finding a TOP FLOOR CORNER UNIT walkable (5 blocks) to Bridgeland that actually feels like home is rare. You're the kind of person who loves sunshine, skyline views, and being just close enough to the action. This home in checks every box-flooded with NATURAL LIGHT from massive SOUTH + WEST-FACING WINDOWS, and perched just steps from the top of Bridgeland Hill with sweeping URBAN VIEWS you'll never get tired of. Inside, your day starts in a space that feels anything but cookie-cutter. You've got 9 FT CEILINGS throughout, plus soaring 14 FT VAULTED CEILINGS in both the DINING ROOM and the PRIMARY BEDROOM-because yes, it's possible to have that "wow" feeling in a condo. You're making breakfast on your GAS STOVE, wiping down your QUARTZ COUNTERS, and loving how easy your LAMINATE PLANK FLOORING is to keep clean. With 843 SF of living space, you've got 2 BEDROOMS and 2 FULL BATHS, so whether it's roommates, guests, or a home office-everything fits. And when it's time to park, your TWO SIDE-BY-SIDE UNDERGROUND STALLS make life just that much easier. No more swapping keys. No more car Tetris. If you only need one parking spot, you can rent out the other to lower your expenses. Want to stay active? The building has a FITNESS CENTRE, BIKE STORAGE,



and even a PET WASH for your furry sidekick. Winter slush & salt? Hit the CAR WASH on your way out. On weekends, you also have great access to Edmonton Trail for some of Calgary's best eats, drinks, and entertainment. Nature calling? You're 6 mins from Bridgeland Park, 4 mins to the Bow River Pathways, and can bike downtown in 8. Need to get around? You've got fast access to 16 Ave, Centre St, and Edmonton Tr. This is your chance to live elevated—literally and figuratively—in one of Calgary's most iconic inner-city neighborhoods.

Built in 2013

### Essential Information

MLS® #	A2237383
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	431, 721 4 Street Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3S7

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Snow Removal, Trash
Parking Spaces	2
Parking	Heated Garage, Off Street, Parkade, Side By Side, Stall, Titled, Underground
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Landscaped, Level, Street Lighting
Roof	Tar/Gravel
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Days on Market	50
Zoning	M-C2

### Listing Details

Listing Office	Real Broker
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