

# \$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                68  
Zoning                              M-C1

**Listing Details**

Listing Office                    CIR Realty

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