

# \$179,900 - 222, 7007 4a Street Sw, Calgary

MLS® #A2210315

**\$179,900**

1 Bedroom, 1.00 Bathroom, 387 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

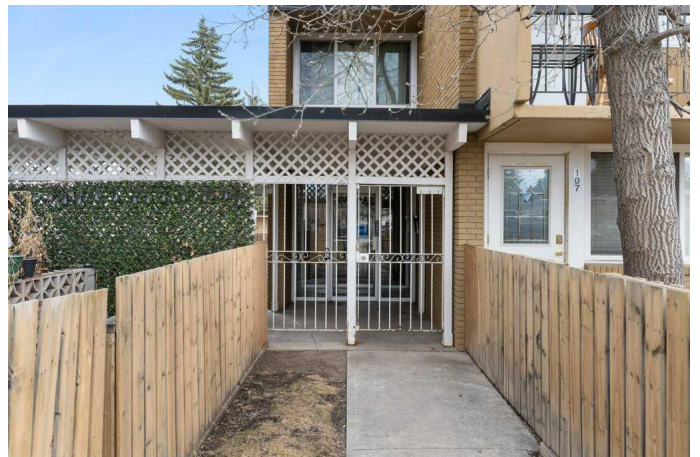
This charming lower floor one-bedroom studio is nestled in the vibrant community of Kingsland and offers an open-concept living arrangement designed for comfort and functionality. With a low condo fee of just \$237.40/month—which includes heat, gas, and water—this unit is both economical and efficient. Enjoy the convenience of being just steps away from Chinook Centre, the Chinook LRT Station, and a variety of restaurants and shops—all within easy walking distance. Whether you're a first-time buyer or a savvy investor, this is a fantastic opportunity to own rather than rent.

Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210315    |
| Price          | \$179,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 387         |
| Acres          | 0.00        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 222, 7007 4a Street Sw |
| Subdivision | Kingsland              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 1A1                |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Visitor Parking, Coin Laundry |
| Parking Spaces | 1                             |
| Parking        | Off Street, Stall             |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | See Remarks                             |
| Appliances        | Electric Stove, Microwave, Refrigerator |
| Heating           | Baseboard, Hot Water                    |
| Cooling           | None                                    |
| # of Stories      | 4                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Construction      | Brick, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 20              |
| Zoning         | M-C1            |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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