

# \$195,000 - 205a, 7301 4a Street Sw, Calgary

MLS® #A2217749

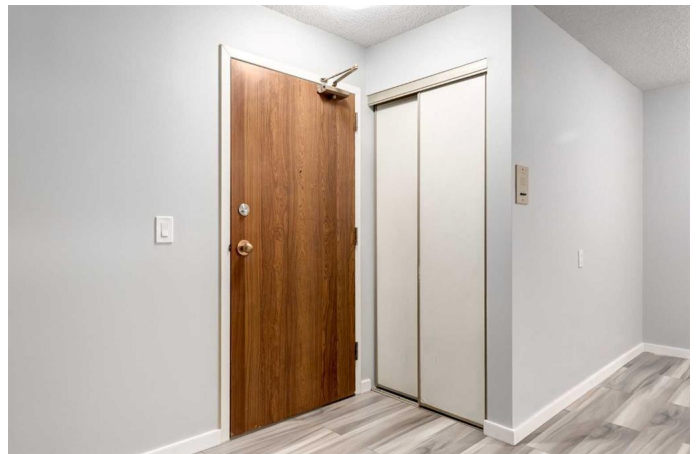
**\$195,000**

1 Bedroom, 1.00 Bathroom, 637 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

DISCOVER this INVITING 636.66 sq. ft. APARTMENT located in the well-maintained complex at 7301 4A STREET SW, in the CONVENIENT and ESTABLISHED community of KINGSLAND. This SECOND-FLOOR UNIT is thoughtfully designed with 1 SPACIOUS BEDROOM, a 4-PC BATHROOM, and a layout that blends FUNCTIONALITY with COMFORT. ALL NEW FLOORING has been installed and the apartment has been FRESHLY PAINTED, making this MOVE-IN READY home an exceptional opportunity for FIRST-TIME BUYERS, INVESTORS, or those looking to DOWNSIZE in style. This property offers OUTSTANDING VALUE and easy access to nearby AMENITIES. Step inside and appreciate the BRIGHT FOYER and SEAMLESS FLOW into the LIVING and DINING AREAS. A COZY WOOD-BURNING FIREPLACE with a Wood Mantle anchors the Living Room, creating the perfect atmosphere to RELAX, HOST FRIENDS, or UNWIND after a long day. SLIDING DOORS just off the Living Room lead to a PRIVATE BALCONY with ADDITIONAL STORAGE – ideal for seasonal items or outdoor gear. The adjoining DINING AREA offers ample space for hosting dinners or enjoying quiet meals at home, perfectly positioned beside the kitchen for easy entertaining. The FUNCTIONAL KITCHEN is complete with a STOVE, FRIDGE, and DISHWASHER, and is perfectly positioned to serve both the living and dining areas with EASE! Just past the Kitchen is a



DEDICATED LAUNDRY ROOM with hookups, offering the flexibility to add your own washer and dryer. For added convenience, there is also a COIN LAUNDRY ROOM located on the same floor. The GENEROUSLY SIZED BEDROOM is a CALMING RETREAT, filled with NATURAL LIGHT and ample space. The 4-PC BATHROOM includes a SOAKER TUB, making it a perfect spot to unwind. This home also features LAMINATE COUNTERS and durable finishes throughout, offering a great canvas for future personalization. This PET-FRIENDLY complex (upon board approval) includes an ASSIGNED PARKING STALL and is PROFESSIONALLY MANAGED by Blueprint Condo Management. This LOCATION offers exceptional access to the city: just a 2-minute drive to Macleod Trail, 3 minutes to Glenmore Trail, 5 minutes to Chinook LRT Station, and only 10 minutes to Downtown Calgary. Youâ€™re also close to schools, restaurants, parks, and Chinook Centre! WELCOME TO 205A, 7301 4A STREET SW â€“ an AFFORDABLE, MOVE-IN READY OPPORTUNITY in the HEART of CALGARY. BOOK your private showing TODAY!

Built in 1978

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217749    |
| Price          | \$195,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 637         |
| Acres          | 0.00        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Apartment   |

|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 205a, 7301 4a Street Sw |
| Subdivision | Kingsland               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2V 4V8                 |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Coin Laundry, Parking                                                                           |
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected, Cable Connected, Phone Connected |
| Parking Spaces | 1                                                                                               |
| Parking        | Asphalt, Assigned, Off Street, Stall                                                            |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Baseboard, Hot Water                                             |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Living Room, Wood Burning, Mantle                                |
| # of Stories      | 3                                                                |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, Storage               |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 12               |
| Zoning         | M-C1             |

### Listing Details

Listing Office

RE/MAX House of Real Estate

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