

# \$189,900 - 106a, 7301 4a Street Sw, Calgary

MLS® #A2232514

**\$189,900**

1 Bedroom, 1.00 Bathroom, 650 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

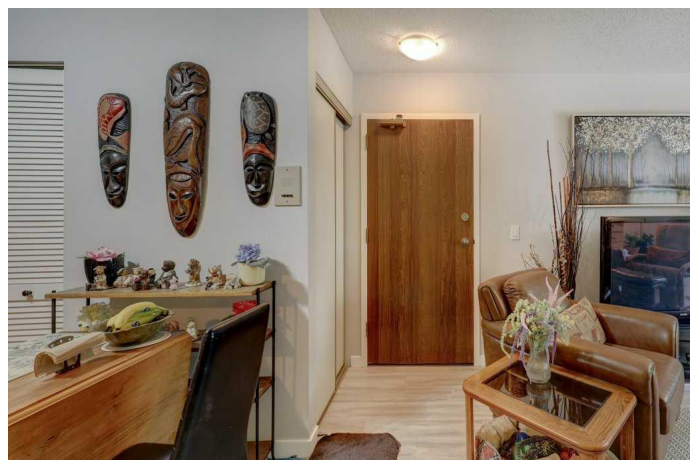
End unit apartment on the main floor with patio doors onto patio and facing the treed corridor. South facing unit for lots of natural light. Spacious, open layout with large primary bedroom big enough for a king sized bed! Cozy, wood-burning fireplace in the living room. Spacious pantry/storage room off kitchen with laundry hook ups, plus coin operated laundry available on the 2nd floor of the building. Upgraded vinyl plank flooring throughout. Good storage inside the unit plus extra locked storage room off balcony. Great investment property for the investor desiring "hands off" investment with voluntary participation in the existing rental pool program and let the property management company handle all of the day to day property management details. Terrific tenants already in place who would like to stay. Alternatively, self management is available if preferred. This also represents a great opportunity for first time buyers where mortgage payments are less than rent, even with only 5% down payment! Located in central Kingsland area with close proximity to Chinook Centre, LRT, and the shopping and many restaurants located along Macleod Trail. Call your favourite realtor to arrange your private viewing today.

Built in 1978

## Essential Information

MLS® #

A2232514



|                |                   |
|----------------|-------------------|
| Price          | \$189,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 650               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 106a, 7301 4a Street Sw |
| Subdivision | Kingsland               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2V 2G9                 |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Coin Laundry, Playground, Storage    |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Off Street, Stall, Asphalt |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Pantry, Storage                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Baseboard, Natural Gas                               |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Living Room, Mantle, Wood Burning                    |
| # of Stories      | 4                                                    |
| Basement          | None                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

|              |                                |
|--------------|--------------------------------|
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 11              |
| Zoning         | M-C1 d86        |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.