

# \$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

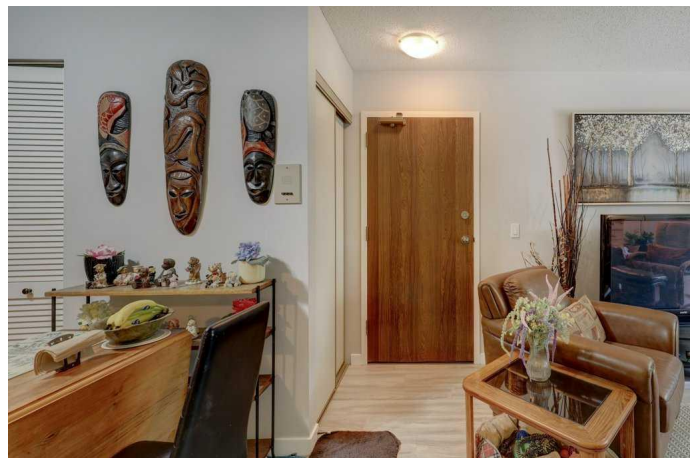
End unit apartment on the main floor with patio doors onto patio and facing the treed corridor. South facing unit for lots of natural light. Spacious, open layout with large primary bedroom big enough for a king sized bed! Cozy, wood-burning fireplace in the living room. Spacious pantry/storage room 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	4
Zoning	M-C1 d86

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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