

\$260,000 - 401, 607 7 Avenue Ne, Calgary

MLS® #A2201093

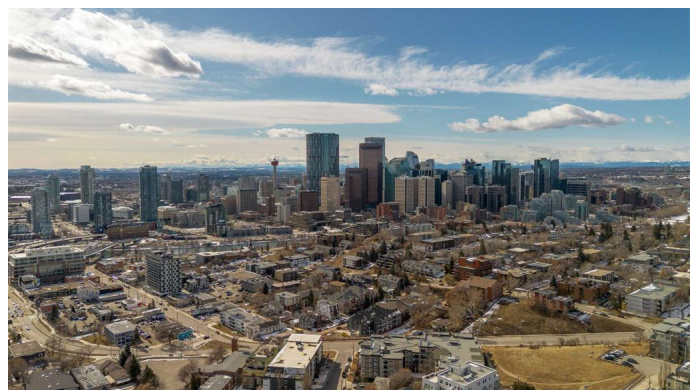
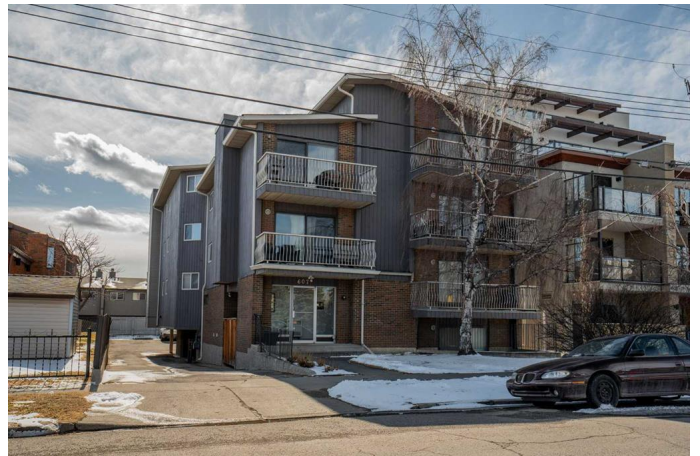
\$260,000

2 Bedroom, 1.00 Bathroom, 714 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Welcome to this well-maintained top-floor 2-bedroom, 1-bathroom condo offering a perfect blend of comfort, convenience, and city living. Located on the top floor of the building with NO shared neighbors at all and facing Bridgeland Park, this is truly the definition of a great location! Step into this bright and open condo which has been recently repainted throughout & 2 brand new windows this home is move-in ready. The functional kitchen makes meal prep a breeze and the living room/eating area is perfect for entertaining and has sliding doors leading to the large patio overlooking the park! The spacious primary bedroom is filled with natural light, along with a second good-sized bedroom that provides plenty of space for a guest room, home office, or personal retreat. The well-appointed 4-piece bathroom is centrally located, and for added convenience, there's in-suite laundry hook-up for an all-in-one washer/dryer. The complex also features a common laundry room with full-size washer and dryer and a storage area. There is a covered assigned parking stall at the rear of the building to complete the package. Situated in an unbeatable location, this home is just steps from a massive park, offering plenty of space for outdoor activities. Scorciatoia Park, Bridgeland Park, and Ukrainian Pioneer Park provide beautiful green spaces for walking, relaxing, and enjoying nature. The Renfrew Community Association is nearby, offering great recreational amenities and events. Renfrew's vibrant dining



scene is right at your doorstep, with top-rated spots like Big Fish & Open Range, Boogie's Burgers, Namo Cafe Bistro on Edmonton Trail, Mondays Plant Café, and SS106 Aperitivo Bar, all just a short stroll away. You're also walking distance to Bridgeland which has a vast array of shopping, eateries & amenities galore. With quick access to the downtown core and the river you're walking distance or a short bike ride to all you need and more. Whether you're a first-time buyer, investor, or looking to downsize, this condo offers the perfect balance of city living and neighborhood charm.

Built in 1978

Essential Information

MLS® #	A2201093
Price	\$260,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	714
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	401, 607 7 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0N4

Amenities

Amenities	Trash, Coin Laundry
Parking Spaces	1
Parking	Assigned, Stall, Covered

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, European Washer/Dryer Combination
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-C2

Listing Details

Listing Office	Royal LePage Benchmark
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