

# \$230,000 - 306b, 7301 4a Street Sw, Calgary

MLS® #A2223021

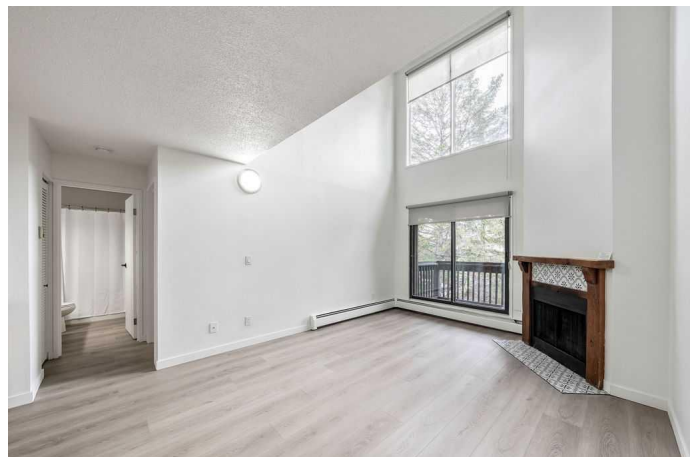
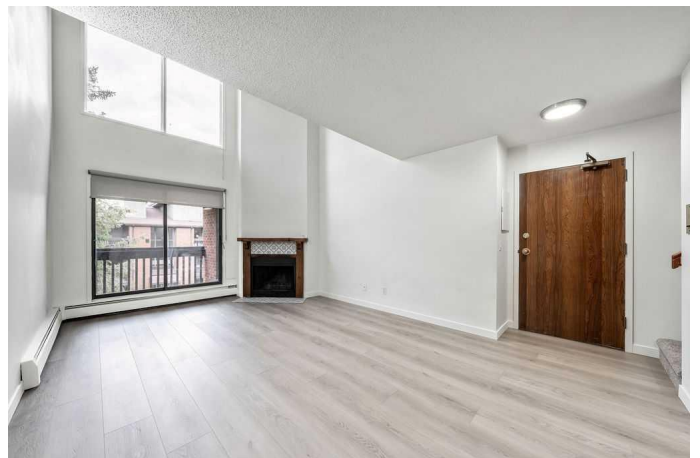
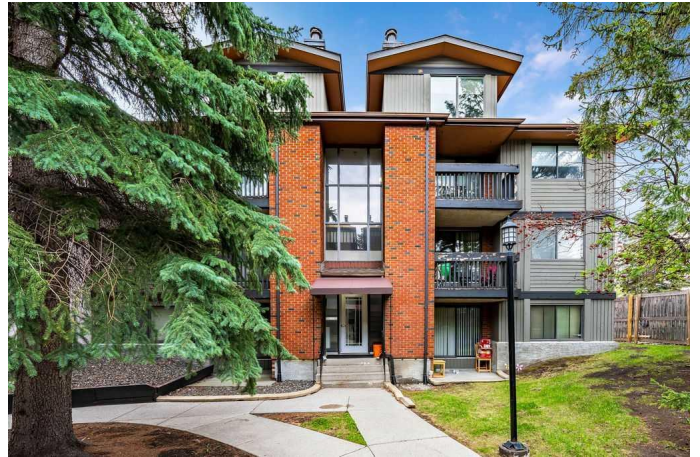
**\$230,000**

1 Bedroom, 1.00 Bathroom, 861 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Check out the Wow Factor on this stylish Top-Floor, Corner unit, 1-bed + Loft Condo in Kingsland! Step into style, comfort, and smart design with this beautifully renovated suite. Whether you're a first-time buyer or a sharp investor, this top-floor unit checks all the boxes—modern upgrades, unique layout, and unbeatable location. The open-concept living and dining area is bright and inviting, featuring soaring ceilings, huge windows, and a cozy wood-burning fireplace that anchors the space. Kitchen is refreshed and functional with tons of storage—including a walk-in pantry with Laundry area—while the newly renovated bathroom adds a modern touch with updated fixtures, mirror and fresh lighting. Versatile loft = bonus space. Use it as a guest room, office, gym, or creative space. With 869 sq.ft. of thoughtfully designed living space, this layout is truly one-of-a-kind. Brand new flooring & fresh paint throughout. In-suite laundry hookups (220V). Private upper balcony surrounded by mature trees—perfect for summer BBQs. Assigned parking stall, plus extra street/visitor parking. Secure storage for bikes & gear. IDEAL Location, walking distance to C-Train, bus routes, Chinook Mall, parks, schools, and some of Calgary's trendiest eats. Investor-friendly, too. Keep it simple with the professionally managed rental pool—or manage it yourself for full flexibility. This is more than a condo. It's a lifestyle—modern, practical, and full of potential. Opportunities like this don't stick



around. Come see it before itâ€™s gone.

Built in 1978

**Essential Information**

MLS® #	A2223021
Price	\$230,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	861
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

**Community Information**

Address	306b, 7301 4a Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4V8

**Amenities**

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Mantle, Wood Burning
# of Stories	3

### Exterior

Exterior Features	Balcony, Storage
Construction	Wood Frame, Brick, Wood Siding

### Additional Information

Date Listed	May 24th, 2025
Days on Market	14
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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