

# \$274,900 - 108, 8200 4 Street Ne, Calgary

MLS® #A2240496

**\$274,900**

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Welcome to the perfect blend of comfort, style, and smart living! This spacious 895 sq ft ground-floor unit is ideal for couples, roommates, or savvy investors. With 2 generously sized bedrooms and 2 full bathrooms, the thoughtful layout offers privacy and functionality — perfect for shared living. The open-concept living room and kitchen is designed for modern lifestyles, featuring large windows, a cozy fireplace, and seamless flow for both entertaining and relaxing. The kitchen boasts maple cabinetry, a generous in-unit pantry/storage space, and there's a stacked washer/dryer for everyday ease. Enjoy luxury vinyl plank flooring throughout — no carpet here! Clean, durable, and stylish. The primary bedroom includes two separate closets and a private ensuite with a soaking tub — your personal retreat at the end of the day. This unit is tucked into a quiet, private location within the complex, with all the perks of main floor living: no stairs, easy access, and a patio that opens onto green space. You'll also love the titled, heated underground parking stall with a storage locker just behind it. The secure, well-maintained building features an elevator, ample visitor parking, and is cat-friendly with board approval (sorry, no dogs). You're minutes from shopping, schools, transit, and major routes — everything you need is close at hand. Condo fees include all utilities except electricity. Possession is negotiable. Whether you're buying your first home, sharing



with a roommate, or looking for a great investment â€” this one delivers lifestyle, location, and long-term value. \*\*\*Check out the video:

<https://player.vimeo.com/video/1101943138>

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240496          |
| Price          | \$274,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 896               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 108, 8200 4 Street Ne |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 0K5               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Visitor Parking          |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Secured, Titled, Underground |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood                |

|                 |                                         |
|-----------------|-----------------------------------------|
|                 | Fan, Refrigerator, Washer/Dryer Stacked |
| Heating         | Baseboard, Fireplace(s)                 |
| Cooling         | None                                    |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Gas, Living Room                        |
| # of Stories    | 3                                       |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 4               |
| Zoning         | M-C1 d96        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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