

# \$399,900 - 140, 721 4 Street Ne, Calgary

MLS® #A2240812

**\$399,900**

2 Bedroom, 2.00 Bathroom, 853 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Stunning Ground-Level Corner Unit at NEXT in Renfrew Priced to Sell! Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo, perfectly situated in the vibrant inner-city community of Renfrew. This ground-level corner unit offers exceptional natural light thanks to expansive windows and features fresh paint throughout—including trim and doors—plus brand new, upgraded vinyl plank flooring. With modern finishes and thoughtful design, this home is completely move-in ready. Step inside to discover a bright, open-concept layout with soaring 9-foot ceilings and a private entrance off the patio, combining the feel of a townhouse with condo convenience. The spacious entryway includes a large in-suite storage room and a laundry closet tucked away at the back for added functionality. The kitchen is a showstopper with quartz countertops, a gas cooktop, tons of cabinetry & storage, and a large breakfast bar with seating—perfect for casual meals or entertaining. The open dining and living areas are airy and bright, ideal for relaxing or hosting guests. The two bedrooms are thoughtfully located on opposite sides of the unit to ensure privacy for roommates or guests. The spacious primary suite is a true retreat, offering a large walk-in closet and a private 3-piece ensuite. The second bedroom is equally versatile with direct access to the main 4-piece bath, which also serves guests. A built-in desk with open shelving adds a perfect work-from-home setup and extra storage. Additional features include



in-suite laundry with a washer/dryer less than two years old, new light fixtures, and TWO titled underground parking stalls side by side and just steps from the unit. The building also offers convenient amenities, including a fitness centre and garbage/recycling just down the hall, plus a pet/car wash station, bike storage, a central courtyard, visitor parking, and easy street parking. Pet-friendly and designed for low-maintenance urban living, NEXT offers affordable condo fees and unbeatable access to everything Calgary has to offer. You're just minutes from Bridgeland's trendy shops, caf s, and restaurants, with easy access to downtown, Prince's Island Park, the Calgary Zoo, SAIT, U of C, YYC Airport, and major roadways including Deerfoot Trail, 16th Ave, and the TransCanada Highway. Whether you're seeking a vibrant inner-city lifestyle or a peaceful retreat close to nature, this unit offers the best of both worlds. Immediate possession is available don't miss your chance to make this exceptional home yours!

Built in 2006

### Essential Information

MLS® #	A2240812
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	140, 721 4 Street Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3S7

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Guest, Heated Garage, Titled, Underground, Enclosed, Side By Side
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Oven, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	4
Basement	None

### Exterior

Exterior Features	Private Entrance
Roof	Membrane
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	M-C2

### Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.