

\$289,000 - 302, 8200 4 Street Ne, Calgary

MLS® #A2257191

\$289,000

2 Bedroom, 1.00 Bathroom, 805 sqft

Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Don't miss this rare opportunity to own a top-floor condo in Treo, a modern apartment-style building in the central community of Beddington. This 2-bedroom, 1-bathroom home comes complete with 2 heated underground parking stalls and a convenient storage locker. Inside, you're welcomed into a bright and inviting space featuring west-facing windows that fill the home with natural light. The open concept design showcases a cozy gas fireplace and seamless flow into the kitchen where you'll find maple cabinetry, black appliances, and a generous eating bar with plenty of counter space perfect for casual meals or entertaining. The spacious primary bedroom includes his and hers closets and a door to the full bathroom for added convenience. A covered balcony with a natural gas line for your BBQ provides the ideal spot to relax or entertain outdoors. This location can't be beat: Condo fees include all utilities except electricity. The secure, well-maintained building features an elevator, ample visitor parking, and is cat-friendly with board approval (sorry, no dogs). Enjoy quick access to the University of Calgary, downtown, and Deerfoot Trail, and you're only a 10-minute drive from Calgary International Airport (YYC). Beddington Centre and Harvest Hills Crossing are also just minutes away with Safeway, T&T Market, Tim Hortons, restaurants, and more. With its unbeatable location, thoughtful layout, and modern finishes, this condo offers both



comfort and convenience. Book your private viewing today!

Built in 2007

Essential Information

MLS® #	A2257191
Price	\$289,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	805
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	302, 8200 4 Street Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3k0k5

Amenities

Amenities	Elevator(s), Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Barbecue, Storage
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 15th, 2025
Days on Market	56
Zoning	M-C1 d96

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.