

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

MLS® #A2223021

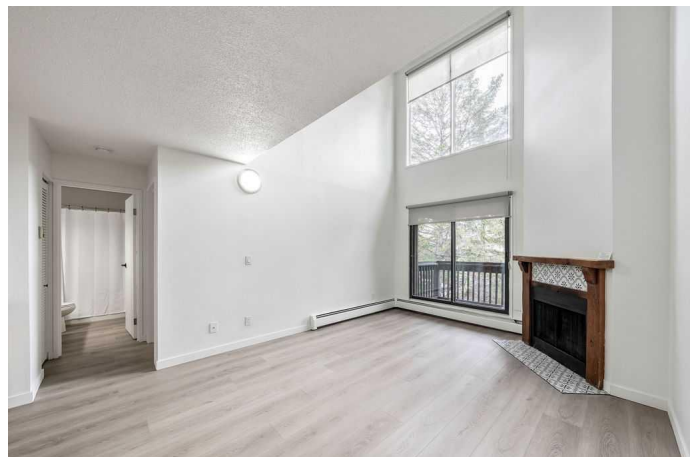
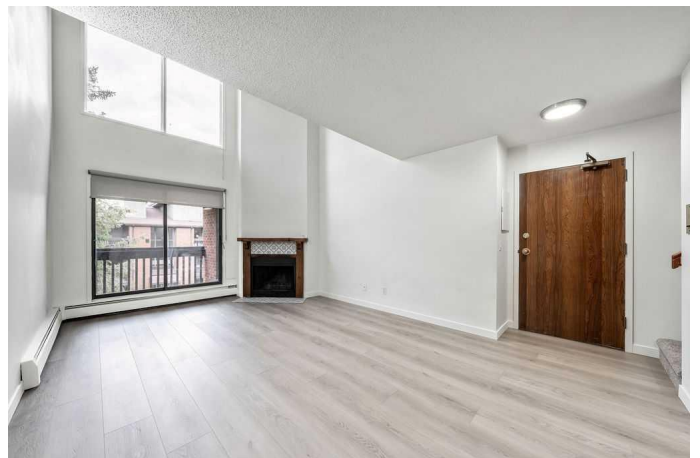
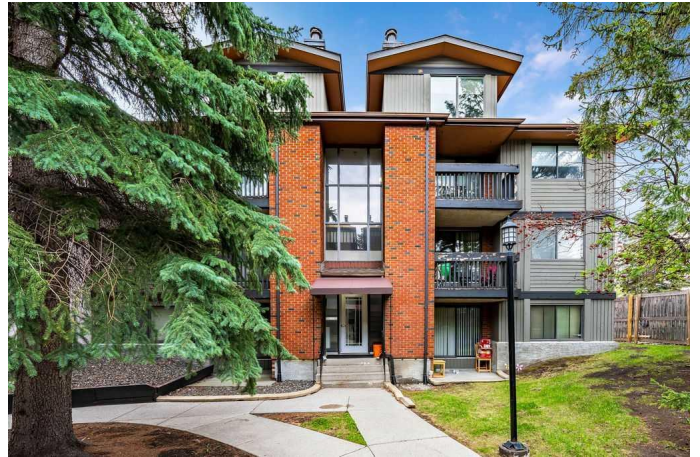
\$230,000

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	Brick, Wood Frame, Wood Siding

Additional Information

Date Listed	May 24th, 2025
Days on Market	19
Zoning	M-C1

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.