

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

MLS® #A2223021

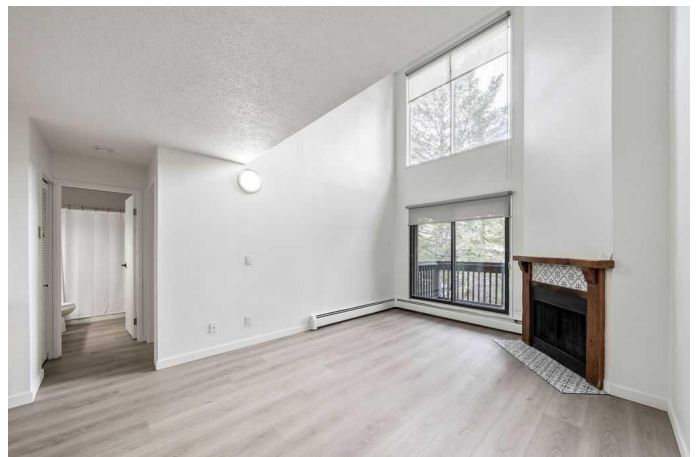
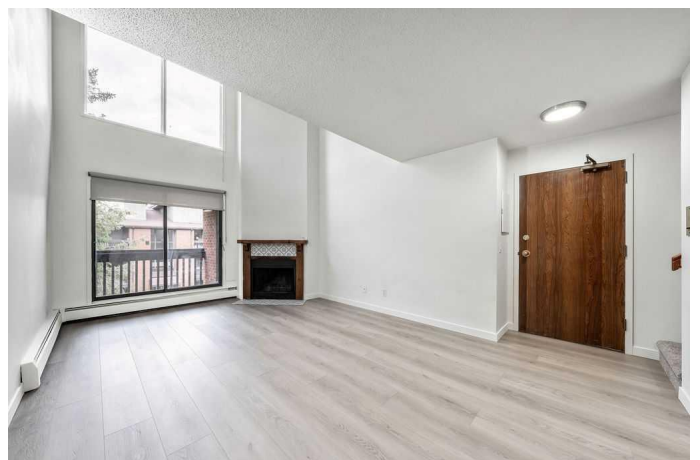
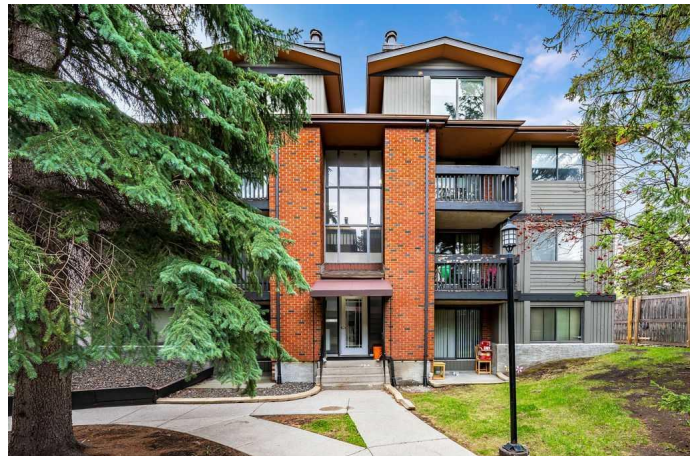
**\$230,000**

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 | 23             |
| Zoning         | M-C1           |

## Listing Details

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

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