# 304 725 4 Street NE

Calgary | Active | MLS® A2357901

**$225,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2008** | **585 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Welcome to this stunning condo nestled in the prestigious Adora building, situated in Renfrew's thriving community. This prime location offers access to Calgary's extensive pathway system and scenic river paths, making it a haven for outdoor enthusiasts. Plus, with the downtown core just a quick walk away, you'll enjoy effortless access to the city's bustling energy and top-rated dining spots. This stylish residence boasts a serene setting, complete with a private east-facing patio. Inside, you'll be greeted by an abundance of natural light illuminating the spacious and inviting open kitchen. Nice sized bedroom and 4pc bath. A generous balcony to take in the scenery or sit and relax with some fresh air. Complete with underground heated parking and ample storage locker space, this residence seamlessly combines convenience with luxury. Its proximity to Tom Campbell's Hill Park, Bottomlands Park, The Zoo, Telus Spark, and the QEII Highway ensures endless opportunities for leisure and exploration. Plus, with pet-friendly policies in place, your furry companions are more than welcome to join in on the fun. If you're seeking the perfect blend of style, comfort, and location, look no further than this great investment.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357901 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2008 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 585 sq. ft. |
| **Main Level Finished Area:** | 585 sq. ft. |

| | |
|---|---|
| **Condo Fee:** | $543.74 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Acreage:** | No |
| **Front Exposure:** | East |
| **Unit Exposure:** | East |
| **Floor Location:** | Other |
| **Entry Level:** | 3 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 2008 (Age: 18) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0813070 |
| **Heating:** | Baseboard |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Stucco, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |

| | |
|---|---|
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Renfrew |
| **Amenities:** | Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Trash |
| **Appliances:** | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer |
| **Inclusions:** | na |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Bedroom - Primary · 11'5" × 11' · |
| **Main Floor** | Laundry · 3'1" × 3' · |
| **Main Floor** | Kitchen · 9'4" × 7'5" · |
| **Main Floor** | Living Room · 15'3" × 11'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | None |
| **Interior Features:** | Kitchen Island, No Animal Home, No Smoking Home |
| **Exterior Features:** | Balcony |

| | |
|---|---|
| **Patio And Porch Features:** | Deck |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C2 |
| **Listed Date:** | Nov 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-725-4-street-ne-calgary-a2357901/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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