308A 7301 4A Street SW

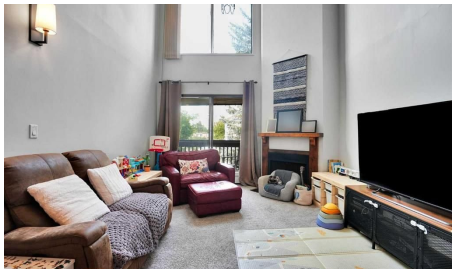
Calgary | Active | MLS® A2338320

$200,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1978**	**880 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this bright and affordable top-floor loft style condo with 18 foot ceilings, in the desirable community of Kingsland! Featuring a functional layout and excellent use of space, this well maintained unit is perfect for first time buyers, downsizers, or investors seeking a fantastic opportunity in an established southwest Calgary location.
This open living and dining area is filled with natural light and offers a comfortable space to relax or entertain. Enjoy a spacious bedroom, practical kitchen, and private balcony where you can unwind after a long day. This home provides low-maintenance living while being conveniently located close to everything you need.
Brand new washer/dryer in 2023 and in suite storage on the balcony. Situated just minutes from Chinook Centre, Macleod Trail, Heritage LRT Station, restaurants, shopping, schools, and major commuter routes. It is also just 10 minutes from Downtown and the Stampede grounds. Only 12 minutes to the SW ring road. You'll appreciate the convenience of having amenities and transit at your doorstep. Whether you're looking to enter the market, add to your investment portfolio, or simplify your lifestyle, this condo offers exceptional value in a prime location.
Don't miss your chance to own this affordable southwest Calgary gem!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338320
Bedrooms	1
Bathrooms	1
Year Built	1978
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-Multi Level Unit
Total Living Area:	880 sq. ft.
Main Level Finished Area:	680 sq. ft.

Upper Level Finished Area:	200 sq. ft.
Condo Fee:	$646.69
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
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:	8010711
Heating:	Boiler
New Constr.:	No
Construction Material:	Brick, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile

Cooling:	Wall Unit(s)
Fireplaces:	1
Fireplace Details:	Mixed
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Kingsland Court
Community:	Kingsland
Amenities:	Snow Removal, Trash
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	na
Restrictions:	See Remarks
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 15'5" × 11'9" ·
Main Floor	Dining Room · 9'11" × 8'6" ·
Main Floor	Living Room · 16'5" × 12' ·
Main Floor	Kitchen · 9'10" × 6'7" ·
Main Floor	Storage · 4'11" × 2'9" ·
Main Floor	Laundry · 7'6" × 5'1" ·
2nd Floor	Bonus Room · 15'3" × 11'10" ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Open Floorplan
Exterior Features:	Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d86
Listed Date:	Aug 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/308a-7301-4a-street-sw-calgary-a2338320/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.