



## 302, 8200 4 Street NE, Calgary, Alberta - \$309,900



Main Photo

### Property Description

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!

## REALTOR Referral

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