

# \$274,900 - 108, 8200 4 Street Ne, Calgary

MLS® #A2240496

## \$274,900

2 Bedroom, 2.00 Bathroom, 896 sqft  
Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Welcome to the perfect blend of comfort, style, and smart living! This spacious 895 sq ft ground-floor unit is ideal for couples, roommates, or savvy investors. With 2 generously sized bedrooms and 2 full bathrooms, the thoughtful layout offers privacy and functionality – perfect for shared living. The open-concept living room and kitchen is designed for modern lifestyles, featuring large windows, a cozy fireplace, and seamless flow for both entertaining and relaxing. The kitchen boasts maple cabinetry, a generous in-unit pantry/storage space, and there’s a stacked washer/dryer for everyday ease. Enjoy luxury vinyl plank flooring throughout – no carpet here! Clean, durable, and stylish. The primary bedroom includes two separate closets and a private ensuite with a soaking tub – your personal retreat at the end of the day. This unit is tucked into a quiet, private location within the complex, with all the perks of main floor living: no stairs, easy access, and a patio that opens onto green space. You’ll also love the titled, heated underground parking stall with a storage locker just behind it. The secure, well-maintained building features an elevator, ample visitor parking, and is cat-friendly with board approval (sorry, no dogs). You’re minutes from shopping, schools, transit, and major routes – everything you need is close at hand. Condo fees include all utilities except electricity. Possession is negotiable. Whether you're buying your first home, sharing



with a roommate, or looking for a great investment â€” this one delivers lifestyle, location, and long-term value.

Built in 2007

### Essential Information

MLS® #	A2240496
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	108, 8200 4 Street Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0K5

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground, Secured

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Fireplace(s)

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	13
Zoning	M-C1 d96

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.