

# \$319,900 - 110, 7007 4a Street Sw, Calgary

MLS® #A2244027

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,056 sqft  
Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Discover this rare 3-bedroom, 2-bathroom apartment-style condo offering 1,056 sq. ft. of comfortable living space and a fenced yard for your exclusive use. The yard gives this unit a townhome type feel and allows for hosting of guests outdoors or utilizing the outdoor space for your recreational activities. The home has a spacious layout and features sizeable bedrooms, including a primary suite with its own en suite bathroom for convenience, a large living room, a dedicated dining area, and a bright kitchen with updated cabinetry and ample counter space.

Enjoy the warmth of plank flooring, updated light fixtures, and large windows that fill the home with natural light. The private entrance adds to the sense of independence, while the storage locker and parking stall ensure convenience.

This well-maintained home includes hot water heat and water in the condo fees, making budgeting easy. The amazing yard space offers plenty of room for recreational enjoyment, and as a ground-floor unit, accessibility is a breeze.

Situated in the desirable community of Kingsland, you'll love the central location—just minutes to Downtown, Chinook Centre, the C-Train, Glenmore Trail, Macleod Trail, schools, and parks. It's also a short drive to Heritage Park, Glenmore Reservoir,



and countless shops and restaurants.

If youâ€™ve been looking for a spacious condo with the rare combination of three bedrooms, two bathrooms, a private yard, and a prime central location, this is the one.

Built in 1965

**Essential Information**

MLS® #	A2244027
Price	\$319,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	110, 7007 4a Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2H7

**Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking, Other
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage
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Appliances	Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Courtyard, Private Entrance
Roof	Tar/Gravel
Construction	Brick

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Benchmark
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