

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

MLS® #A2257191

**\$309,900**

2 Bedroom, 1.00 Bathroom, 805 sqft

Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

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!

Built in 2007

### Essential Information

MLS® #	A2257191
Price	\$309,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	805
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 8200 4 Street Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3k0k5

### Amenities

Amenities	Elevator(s), Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Storage, Barbecue
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	September 15th, 2025
Zoning	M-C1 d96

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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