



GRASSROOTS
REALTY GROUP

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306, 4328 4 Street NW
Calgary, Alberta

MLS # A2234251



\$164,900

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	483 sq.ft.	Age:	1986 (39 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler
Floors:	Carpet, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 300
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

What a fantastic opportunity! whether you're a first-time buyer or investor, this top-floor, 1-bedroom, 1 -bath condo in the highly sought after community of Highwood Park checks all the boxes. This top floor unit with ground level access from the front features a bright living room that opens onto a west-facing balcony with peaceful views of mature trees - perfect for relaxing after a long day. The unit features a full 4-piece bathroom and an efficient, functional layout. Located close to transit, schools, parks, and major roadways, with quick access to downtown. At this price, it's an excellent entry into Calgary's real estate market. Don't miss out!