



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

418, 4303 1 Street NE
Calgary, Alberta

MLS # A2243186



\$249,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	492 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Frame, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

Welcome to this bright and spacious 1-bedroom condo offering nearly 500 sq ft of stylish living space in a well-maintained building. Located on the top floor, this unit features dramatic vaulted ceilings reaching almost 13 feet in the central living area, creating an airy and open feel the moment you walk in. The modern kitchen is equipped with granite countertops, an undermount sink, stainless steel appliances (including a glass-top stove), and under-cabinet lighting—perfect for cooking and entertaining. The generous bedroom features large windows that let in plenty of natural light, while the 4-piece bathroom is tastefully finished with a full-height tiled tub surround, granite vanity, and undermount sink. Step outside to your west-facing balcony with privacy glass, perfect for relaxing evenings. Additional features include in-suite laundry, a separate storage locker, and assigned heated underground parking. Enjoy a peaceful setting with the building backing onto a park, while still being close to downtown, shops, and transit.