



GRASSROOTS
REALTY GROUP

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303, 4328 4 Street NW
Calgary, Alberta

MLS # A2246949



\$149,900

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	480 sq.ft.	Age:	1986 (39 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 304
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to your perfect Highland Park hideaway! This cozy 1 bedroom, 1 bathroom condo offers comfort, convenience, and incredible value—ideal for first-time buyers, investors, or anyone looking to enjoy inner-city living. The functional kitchen features ample cabinetry, while the generous living and dining areas are perfect for relaxing or entertaining. But what truly sets this unit apart is the direct access to a massive off-leash dog park right behind the building—a rare and unbeatable bonus for pet lovers! Enjoy morning strolls, weekend picnics, or just let your pup run free in the beautiful green space steps from your door.