



GRASSROOTS
REALTY GROUP

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232, 4303 1 Street NE
Calgary, Alberta

MLS # A2251716



\$329,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,027 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 860
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Frame, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: N/A

****OWNER IS OFFERING 6 MONTH OF CONDO FEE**SENIOR AND ACCESSIBLE FRIENDLY!** Welcome to this beautifully designed ground-floor unit in the sought-after community of Highland Park! Featuring a spacious floorplan with 2 bedrooms, 2 bathrooms, plus a den, this home combines comfort, convenience, and modern finishes. Enjoy the convenience of dual entrances, with direct access from the heated parkade as well as a private entrance from your private patio — perfect for your morning coffee or guest entertainment. The kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, double deep sink, and a pantry for ample storage. The spacious living room provides a welcoming space for relaxation. The primary bedroom is a true retreat, boasting a walk-through closet and a luxurious 5-piece ensuite complete with a double vanity, large shower, and soaker tub. The second bedroom is generously sized, and the den offers an ideal home office space. Additional features include an assigned parking stall that's right in front of your door and a storage locker, ensuring ample space for all your needs. Conveniently located near parks, shopping, and transit, make this Highland Park gem yours today!