



GRASSROOTS
REALTY GROUP

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408, 4303 1 Street NE
Calgary, Alberta

MLS # A2251717



\$249,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	667 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:	\$ 551
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

OWNER IS OFFERING 6 MONTHS OF CONDO FEE. MAKE THIS YOUR NEW HOME TODAY Step into the comfort of elevated condo living in this bright and airy top-floor end unit—designed not just as a space to live, but a place to feel at home. As you walk through the door, a sense of openness greets you. The vaulted ceilings soar to nearly 13 feet, drawing your eyes upward and giving the central living area a spacious, uplifting ambiance. Natural light floods the room, casting a gentle glow across the rich hardwood floors and creating an atmosphere that feels both expansive and cozy. The kitchen is where everyday moments feel a little more special. With granite countertops, oversized sink, stainless steel appliances (including a brand-new stove), and soft under-cabinet lighting, it's a space that invites you to slow down and savor your morning coffee or cook up something special for friends. Unwind in the generously sized bedroom, where large windows welcome in the daylight and the quiet of the top floor offers a perfect night's sleep. The bathroom is a private sanctuary, beautifully finished with full-height tiled walls around the tub, granite counters, and a clean, modern sink. Need a flexible space to work from home, pursue a hobby, or simply read in peace? The private den is just the spot—tucked away off the main living area to give you focus and calm. When it's time to relax, step out onto your west-facing balcony and watch the sun set in privacy and comfort, thanks to the frosted glass enclosure. Enjoy the ease of in-suite laundry, a dedicated storage locker, and heated underground parking—conveniences that make life simpler and more efficient. Condo fees include heat and water, so you can focus on enjoying where you live. The building is quiet and exceptionally maintained, backing onto a peaceful park that adds a sense of

serenity to your daily routine. With local shops, cafes, and downtown just minutes away, this home offers not only style and comfort—but a connected lifestyle that balances nature, community, and urban convenience.