



GRASSROOTS
REALTY GROUP

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425, 4303 1 Street NE
Calgary, Alberta

MLS # A2262477



\$234,900

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	676 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Frame, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Spacious and bright renovated top floor apartment done in tasteful modern finishes. The neutral palette and open concept will work for whatever your personal design style is. This 1-bedroom apartment features beautiful new flooring, a patio door to the balcony off the living room, pendant and recessed lighting, stacked washer and dryer, and a beautiful tiled 4-piece bathroom with granite countertop. You will be delighted with the kitchen that features 4 stainless steel appliances, brand new stove, a tiled backsplash with under cabinet lighting and granite counter tops. Pendant lights hang above the kitchen peninsula that is complete with a breakfast bar. The dining room is setback with a large west facing window adjacent and open to the living room. The living room has patio door sliders that lead to the large sunny west facing balcony. Perfectly Set Up! A Home that you will love coming home to and be proud to entertain. This apartment is located in Highland Park and enjoys direct access to downtown via Centre Street and Edmonton Trail with excellent access to regional bike pathways, Confederation Park and Nose Hill Park. Easy access to Shopping, Restaurants, Coffee Shops and Schools. Ideal starter home easy no fuss move in and enjoy.