



GRASSROOTS
REALTY GROUP

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201, 4328 4 Street NW
Calgary, Alberta

MLS # A2270894



\$175,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	814 sq.ft.	Age:	1986 (40 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Attention first-time homebuyers and investors! This remarkable apartment features a bright, open floor plan that creates a welcoming atmosphere for both entertaining and everyday living. The expansive living room, well-appointed kitchen, and generous dining area provide ample space for relaxation and gatherings. With an abundance of windows, this condo is filled with natural light, enhancing its inviting ambiance. It includes two spacious bedrooms, a four-piece bathroom, and the convenience of in-suite laundry. An assigned parking stall enhances the ease of living. Ideally situated near the airport, SAIT, the University, downtown, shopping malls, restaurants, public transportation, and essential amenities, this apartment offers both comfort and accessibility. Don't miss this opportunity to own a beautifully maintained condo in such a desirable location! A "Schedule A" must accompany all offers to purchase.