



**GRASSROOTS**  
REALTY GROUP

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201, 4303 1 Street NE  
Calgary, Alberta

MLS # A2282878



**\$324,900**

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Storage		

Inclusions: Blinds

**\*\*End unit\*\*** Ground-floor end unit in the desirable community of Highland Park offering 2 bedrooms, 2 bathrooms, plus a den. This well-designed home features dual entrances with direct access from the heated parkade and a private patio entrance. The kitchen includes granite countertops, stainless steel appliances, a double deep sink, and pantry, opening to a spacious living area. The primary bedroom offers a walk-through closet and 5-piece ensuite with double vanity, soaker tub, and separate shower. Includes assigned parking stall located directly in front of the unit and storage locker. Conveniently located near parks, shopping, and transit.