



**318, 4303 1 Street NE  
Calgary, Alberta**

**MLS # A2286662**



**\$219,900**

**Division:** Highland Park

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 495 sq.ft. **Age:** 2014 (12 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 442

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Heating:** In Floor **Water:** -  
**Floors:** Laminate **Sewer:** -  
**Roof:** - **Condo Fee:** \$ 442  
**Basement:** - **LLD:** -  
**Exterior:** Composite Siding, Metal Frame, Wood Frame **Zoning:** DC (pre 1P2007)  
**Foundation:** - **Utilities:** -  
**Features:** Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this stylish 1 Bedroom Apartment in the established Highland Park community! The unit entrance faces east, with a big window overlooking the park, creating a bright and welcoming corridor as you walk in. Inside, the open-concept layout features 8'10" ceilings and a modern Kitchen with granite countertops, a large Breakfast Bar, and Stainless Steel Appliances, flowing seamlessly into a spacious Living and Dining Area. The Dining Room opens to a Patio with gas hookup&mdash;perfect for summer BBQs and relaxing outdoors. The Primary Bedroom offers a Walk-In Closet and a cheater door to the 4-Piece Bathroom with granite countertops. In-Suite Laundry with additional storage next to the Kitchen, plus 1 assigned underground Parking Stall, and one storage unit, complete this practical and comfortable home. The building is pet-friendly with board approval, offering excellent amenities including Bike Storage, a full Kitchen Party Room, and covered Visitor Parking. Ideally located close to Parks, a Dog Park, Schools, Restaurants, Shopping, and with easy access to Deerfoot Trail NE, Centre Street, and Downtown. Don&rsquo;t miss your chance to experience the perfect blend of style, comfort, and convenience in Highland Park&mdash;book your showing today!