



GRASSROOTS
REALTY GROUP

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411, 4303 1 Street NE
Calgary, Alberta

MLS # A2287240



\$237,500

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	680 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Composite Siding, Metal Frame, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 586
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to Stonecroft Highland Park. Situated on the top floor this single bedroom + den unit features 15ft vaulted ceilings providing a ton of natural light - rare for apartment style condos. Combined with large windows, the height and design create an open, light-filled space that immediately stands out. The functional layout offers thoughtfully designed living throughout. The chefs style kitchen provides excellent cabinet and counter space, complete with granite countertops, stainless steel appliances, and a functional breakfast bar. The primary bedroom is spacious and bright, with large windows and his and hers closets for added storage and organization. A generous 4 piece bathroom and versatile den offer flexibility for a home office, guest area, or additional living space. Additional features include a stacked in-suite washer and dryer, private patio, heated underground parking stall, and separate storage locker. Overall this unit shows pride of ownership throughout! Condo fees include heat and water. The building is well cared for and offers a social room and lots of covered visitor parking. Located on a quiet street next to an off-leash dog park, it provides convenient access to Deerfoot Trail, Centre Street, nearby shops, amenities, and downtown by public transit. An excellent opportunity for comfortable living in a desirable and convenient location. Top floor units in this building don't last long so be sure to schedule your tour before its gone!