



GRASSROOTS
REALTY GROUP

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10, 3911 1 Street NE
Calgary, Alberta

MLS # A2289015



\$200,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	715 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: N/A

This is an excellent opportunity to own a top floor affordable and well maintained condo in a vibrant and convenient inner city location. Priced at \$215,000, this property is perfectly suited for first time buyers, young professionals, or investors looking to enter the market with confidence and long term upside. Offering a functional layout with approximately 714 sq ft of living space, this home provides a comfortable and low maintenance lifestyle in a well connected community. Inside, you’ll find a bright and practical living space designed for everyday living, featuring durable flooring throughout and a thoughtfully updated kitchen. At the end of the kitchen you have ample storage including a rare walk in pantry. The open layout allows for seamless flow between the kitchen and living areas, creating a space that feels both inviting and efficient. Large windows bring in natural light, while the private east facing balcony offers the perfect spot to enjoy morning coffee and sunrise views. This unit also includes the convenience of free in building laundry and a secure underground (EV Friendly) parking stall, adding everyday comfort and functionality. The building is well located with quick access to major roadways, transit, schools, shopping, and a variety of local restaurants and amenities, making it ideal for those who value convenience and an active urban lifestyle. Whether you are looking for your first home, a low maintenance lifestyle, or a smart investment property, this condo offers a compelling combination of affordability, location, and long term potential in Calgary’s established community.