



**205, 4328 4 Street NW**  
**Calgary, Alberta**

**MLS # A2292175**



**\$139,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	470 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 349
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to your Highland Park hideaway! This isn't just another condo; it's a cozy, updated 1-bedroom, 1-bathroom retreat that offers incredible value for first-time home owners, investors, or anyone craving that inner-city lifestyle without having to pay steep rent. The layout is bright and functional, featuring a kitchen with plenty of cabinetry, a generous living area, perfect for hosting or just kicking back, and spacious bright bedroom. This is a solid building with no post-tension cables, so you can buy with total confidence. Say goodbye to laundromats with in-suite laundry. There is plenty of parking right in front of the building for you and your guests. Step out back to a huge greenspace, it's a rare, unbeatable bonus for anyone who wants a beautiful park right at their doorstep. Located just minutes from transit, shopping, and major routes, this is the ultimate low-maintenance home. It's affordable, updated, and ready for you to move in!