



416, 4303 1 Street NE  
Calgary, Alberta

MLS # A2147006



**\$295,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 676 sq.ft.                         | <b>Age:</b>   | 2014 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | In Floor  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Hardwood  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 554          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Wood Frame  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage |                   |                 |
| <b>Inclusions:</b> | N/A   |                   |                 |

Well maintained building and unit, this TOP FLOOR one bedroom and den unit is built to impress. As you step into the unit you are immediately drawn to the high vaulted ceiling, bright and open space. The kitchen wows with granite counters, an undermount sink with garburator, stainless steel appliances including a glass top range. There is even under cabinet lighting. The master bedroom is large with 2 entrances and a walkthrough closet that leads to a 4 piece bath. The bathroom is well appointed with its ceiling height tile tub surround, granite countertop and under mount sink. The bathroom has a second entrance that can be locked for bedroom privacy when used by guests. Hard surface floors span the great room area which leads to a private den. Off the great room you'll find a private deck with privacy glass. An in unit stacked washer and dryer, separate secure storage locker and heated parking complete the unit.