



GRASSROOTS
REALTY GROUP

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203, 4303 1 Street NE
Calgary, Alberta

MLS # A2202633



\$359,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Composite Siding, Concrete
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 690
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

This stylish 890 sq. ft. condo, built in 2014, is located in the sought-after neighborhood of Highland Park. Designed with an open-concept layout, it features two bedrooms separated by a spacious living area, two full baths, and a versatile den. High-end finishes include 9’ ceilings, in-floor heating, granite countertops in the kitchen and bathrooms, stylish hardwood laminate flooring, in-suite laundry, stainless steel appliances, and window blinds. The primary bedroom boasts a walk-through closet leading to a private ensuite. A sliding door from the living room opens to a generously sized balcony with a gas line for BBQ, overlooking a serene green space and garden. Additional perks include an oversized storage locker and bike storage. Just one block from transit and close to shopping and all amenities!