

406, 4303 1 Street NE
Calgary, Alberta

MLS # A2306001



\$349,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage		

Inclusions: N/A

Rarely offered top-floor condo featuring 2 bedrooms, 2 full bathrooms, and a versatile den, ideal for a home office, study space, or extra storage. This bright and spacious unit boasts high ceilings that create an open, airy atmosphere rarely found in condo living. The functional layout offers a generous living and dining area, perfect for everyday comfort and entertaining. The kitchen is thoughtfully designed with ample cabinetry and workspace. Large windows fill the home with natural light, while the top-floor location provides added privacy and quiet enjoyment. The primary bedroom includes a walk-in closet and private 3-piece ensuite. A well-sized second bedroom and full 4-piece bathroom make this home ideal for families, roommates, or guests. The separate den adds valuable flexibility to suit modern lifestyle needs. Additional features include in-suite laundry, a private balcony, and a convenient location close to downtown, transit, shopping, parks, schools, and major routes. An excellent opportunity for first-time buyers, downsizers, or investors seeking a spacious and well-located Calgary condo.