

3, 3911 1 Street NE
Calgary, Alberta

MLS # A2307727



\$179,900

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Garage Door Opener, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 586
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Rack at front door, 1 TV Wall mount

Welcome to Elk Ridge Apartments, the best value in the inner city! This renovated main floor condo offers the kind of lifestyle that is becoming harder and harder to find in Calgary, low maintenance apartment living without giving up meaningful outdoor space. Thoughtfully updated and exceptionally well priced at \$179,900, this home is ideal for first time buyers, young professionals, or investors looking for a move in ready property with long term value and strong rental appeal. With approximately 716 sq. ft. of functional living space, the layout is efficient, comfortable, and designed for everyday ease. The bright living area features large windows, durable flooring, and an open flow between the kitchen and living space, creating a home that feels both welcoming and practical. The renovated kitchen offers updated finishes, excellent storage, and a rare walk in pantry that adds impressive functionality rarely found in condos at this price point. What truly sets this property apart is the private east facing yard; an incredibly rare feature for an apartment style condo. Whether you are enjoying a quiet morning coffee in the sunshine, hosting friends in the summer, gardening, or creating a space for your pets to enjoy, this outdoor area completely changes the condo living experience. It offers the convenience of simplified, lock and leave living, while still giving you the freedom and enjoyment of a private outdoor retreat. Additional conveniences include free in building laundry and a secure underground parking stall, adding even more day to day value. Located in a convenient inner city setting with quick access to major roadways, public transit, shopping, restaurants, schools, and everyday amenities, this property combines affordability, functionality, and lifestyle in one compelling package. For investors, the attractive price point, renovated condition, and rare outdoor space

make this an especially appealing and competitive rental property in today's market.