

10, 3911 1 Street NE
Calgary, Alberta

MLS # A2308319



\$175,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	715 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Pantry, Storage		

Inclusions: NA

This top floor condo is the kind of opportunity that makes sense from every angle, affordable, well maintained, move in ready, and positioned in a convenient inner city location. Priced at \$175,000, it offers an accessible entry point into the Calgary market for first time buyers, young professionals, downsizers, or investors looking for a solid property with long term upside. With approximately 714 sq. ft. of functional living space, the layout is simple, efficient, and easy to live in, giving you everything you need without wasted space. The main living area feels bright and comfortable, with large windows, durable flooring throughout, and an open connection between the kitchen and living room. The kitchen has been thoughtfully updated and includes practical storage, along with a rare walk in pantry that adds impressive functionality for a condo in this price range. Step outside onto the private east facing balcony, a great spot to enjoy your morning coffee, take in the sunrise, or unwind at the end of the day. Added conveniences include free in building laundry and a secure underground, EV friendly parking stall, giving this home even more everyday value. The location is ideal for anyone who wants to stay connected, with quick access to major roadways, public transit, schools, shopping, restaurants, and daily amenities all nearby. Whether you are trying to stop renting, simplify your lifestyle, or secure a smart investment property in Calgary, this affordable top floor unit delivers a strong combination of price, function, location, and future potential.