

412, 4303 1 Street NE
Calgary, Alberta

MLS # A2318051



\$229,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 527 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------------|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 453 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Open Floorplan | | |

Inclusions: N/A

Welcome to this bright and inviting top-floor condo in a convenient inner-city location. This well-designed unit offers an open-concept layout with a spacious living area, large windows that fill the home with natural light, and a private balcony perfect for relaxing or enjoying your morning coffee. The functional kitchen provides ample cabinetry and workspace, while the generous primary bedroom offers comfort and practicality. Ideal for first-time buyers, investors, or those seeking low-maintenance living, this home combines affordability with an excellent location. Enjoy easy access to downtown Calgary, major roadways, public transit, shopping, restaurants, parks, and everyday amenities. A fantastic opportunity to own a move-in-ready condo in a well-established northeast Calgary community.