

427, 4303 1 Street NE
Calgary, Alberta

MLS # A2319597



\$244,900

Division:	Highland Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	665 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home		

Inclusions: N/A

Welcome to one of the BEST units in the complex! Huge private patio (with BBQ gas line) which flows out to a private grassy area. (Perfect if you own a pet!) This one bedroom plus den unit boasts nice upgrades including pull-out drawers, granite counters, luxury vinyl planking and more. Want a great investment property? This unit provides a fantastic turnkey investment property with immediate rental income potential. Also of NOTE: With Wing Kei Village about to open next close by ... imagine the possibilities for owner or tenant! (Just sayin' there will be plenty of new jobs opening up near by!). Rental units rarely last long in this building. This unit includes assigned underground & heated parking, assigned storage locker, elevator and a common bike storage unit. The incredible location provides easy access to downtown, quick access to Deerfoot Trail, and close to shopping, restaurants, transit, greenspaces, bike paths and so much more. This truly is a prime inner city property. Book your private showing today.