

**103, 4328 4 Street NW**  
**Calgary, Alberta**

**MLS # A2179382**



**\$139,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	477 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Hot Water

**Floors:** Carpet, Linoleum

**Roof:** Asphalt/Gravel

**Basement:** -

**Exterior:** Brick, Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** French Door

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 250

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** NA

ATTENTION investors and first-time homebuyers!!! Here's the AFFORDABLE opportunity you've been waiting for!! This one-bedroom, one-bathroom condo offers beautiful views of Highland Park green space and is just steps away from public transit, shopping, dining, and minutes from downtown Calgary and YYC International Airport. Why continue renting when you could own?? With low condo fees, this property is perfect for anyone looking to build some sweat equity and stop paying their landlord's mortgage!! Or maybe you are looking to add to your rental portfolio. This is the opportunity you have been waiting for! Relax on your patio and enjoy the open views, or take a short walk to many of the amenities right outside your door. This professionally managed condo also includes an assigned parking stall + there is a public transit stop right at the building's front entrance. Stop renting & take advantage of this fantastic opportunity today!