

529, 4303 1 Street NE
Calgary, Alberta

MLS # A2180095



\$378,800

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,123 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 912
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	n/a		

PRICE to SELL! **Sellers will pay for your first 12 months condo fees** Welcome to your new home in Calgary's inner city neighbourhood of Highland Park. This move in ready 2 bedrooms and a den home is located across from a large dog park/green space on a quiet street. It is also conveniently located only a block away from Centre Street's bus routes, and has easy access to Deerfoot Trail. You will LOVE this TOP FLOOR CORNER UNIT with lofted 14" ceiling in the living room with floor to ceiling windows with UNOBSTRUCTED VIEW of the park and the surrounding area. The large windows also allow for sunlight to flood into the unit. The private balcony is picture-perfect for you to enjoy your morning coffee and the convenient gas connection for your BBQ is ready to go! The open concept kitchen and large island space is perfect for your cooking/baking needs while enjoying the beautiful view. The bright master bedroom features 2 closets and large ensuite with a double sink vanity! The 2nd bedroom is also spacious with 2 large windows. The den is perfectly sized for your office for those work-from-home days. This building offers heated underground parking, an assigned storage locker and a large party room with a kitchen for all your entertaining needs. This fabulous unit is priced to sell and it will not last! Call for your viewing today!