

**202, 4328 4 Street NW**  
**Calgary, Alberta**

**MLS # A2208507**



**\$169,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	474 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 304
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Walk-In Closet(s)		

**Inclusions:** All furnishes are included!

**TIRED OF RENTING??** The wait is over and look no further!! Recently renovated from top to bottom is a funky one bedroom totally furnished (long list of items will be included) apartment condo offering amazing green space views of the former Highland Park golf course! The highlighted and recent updates include; a New kitchen, a New 4-pce bathroom, all New Luxury vinyl flooring, Newly painted ceilings and walls, all New kitchen plumbing fixtures and Newer appliances! The large master bedroom features a semi walk-in closet and convenient self contained in-suite laundry. Enjoy your morning coffee on a good-sized balcony with outstanding east valley views accessible through patio doors. Heat, water, and one assigned parking stall are included in the condo fees! Excellent location close to restaurants and shopping, transportation is at your door step, and a short commute to downtown. Start building-up equity today!! Hurry on this one!!