417, 4303 1 Street NE
Calgary, Alberta

MLS # A2210193

$365,000

Division:	Highland Park
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	1,047 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	$ 860
Basement:	-	**LLD:**	-
Exterior:	Composite Siding	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting

Inclusions: N/A

Welcome to this STUNNING 1047 sq. ft. top-floor apartment, designed for comfort, convenience, and style. Featuring soaring 10-foot CEILINGS, heated FLOORING throughout, and LARGE WINDOWS that flood the space with natural light, this home offers an exceptional blend of elegance and warmth. Two SPACIOUS Bedrooms & 2 Full washrooms. Both bedrooms come with large WALK-IN CLOSETS. The primary bedroom includes a 5-PIECE ENSUITE Washroom with a vanity sink, bathtub, and a standing shower. The secondary bedroom is generously sized and connected to a JACK & JILL Washroom, perfect for guests or shared use. Modern Kitchen with all STAINLESS STEEL appliances . GRANITE countertops, a large pantry, and a brand-new electric stove (2025) New dishwasher (2024). A large island that doubles as a breakfast table. A spacious LAUNDRY ROOM with a stacked washer and dryer (2023).Assigned STORAGE space and access to a secure bike room. Premium Heated Parking UNDERGROUND HEATED PARKING stall (14’2” wide)—fits a car and a motorbike comfortably. Added privacy with no direct-facing unit, Outdoor Living & Amenities. Good-sized BALCONY with gas BBQ hookup and space for a small garden Two AMENITY ROOMS (one with kitchen) available for private parties and gatherings. PRIME LOCATION. Easy access to Deerfoot Trail and downtown. Excellent public transportation nearby. Recent Upgrades includes -TWO NEW WINDOWS- in the living room and primary bedroom (replaced last summer)This thoughtfully maintained condo offers unmatched value and comfort. Please book it's showing with your favorite realtor asap before it's gone !!!