

206, 4303 1 Street NE
Calgary, Alberta

MLS # A2225509



\$354,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Unit 206 at 4303 1st NE — a stylish 2-bedroom, 2-bathroom end unit condo in a prime location just minutes from downtown! This bright and modern unit features an open-concept layout with granite countertops, stainless steel appliances, a versatile den, in-suite laundry, and well-separated bedrooms for added privacy. It is also pre-plumbed for air conditioning, offering added comfort and convenience. Enjoy the comfort of a dedicated underground heated parking stall and the convenience of a separate storage room. Live just steps from green spaces, off-leash parks, and beautiful walking paths, offering a peaceful retreat in the heart of the city. With quick access to major routes, public transit, and everyday amenities, this is urban living without the hustle. Perfect for first-time buyers, investors, or downsizers—this is a fantastic opportunity you don't want to miss. Book your showing today!