

**232, 4303 1 Street NE
Calgary, Alberta**

MLS # A2228747



\$349,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,027 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | In Floor | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 860 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Metal Frame, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage | | |

Inclusions: N/A

****PRICE IMPROVEMENT TO SELL**SENIOR AND ACCESSIBLE FRIENDLY!** Welcome to this beautifully designed ground-floor unit in the sought-after community of Highland Park! Featuring a spacious floorplan with 2 bedrooms, 2 bathrooms, plus a den, this home combines comfort, convenience, and modern finishes. Enjoy the convenience of dual entrances, with direct access from the heated parkade as well as a private entrance from your private patio — perfect for your morning coffee or guest entertainment. The kitchen is a chef’s delight, featuring granite countertops, stainless steel appliances, double deep sink, and a pantry for ample storage. The spacious living room provides a welcoming space for relaxation. The primary bedroom is a true retreat, boasting a walk-through closet and a luxurious 5-piece ensuite complete with a double vanity, large shower, and soaker tub. The second bedroom is generously sized, and the den offers an ideal home office space. Additional features include an assigned parking stall that's right in front of your door and a storage locker, ensuring ample space for all your needs. Conveniently located near parks, shopping, and transit, make this Highland Park gem yours today!