

**201, 4328 4 Street NW  
Calgary, Alberta**

**MLS # A2270894**



**\$175,000**

**Division:** Highland Park

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 814 sq.ft. **Age:** 1986 (40 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Boiler

**Water:** -

**Floors:** Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 609

**Basement:** -

**LLD:** -

**Exterior:** Brick, Wood Frame

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** Laminate Counters

**Inclusions:** N/A

Attention first-time homebuyers and investors! This remarkable apartment features a bright, open floor plan that creates a welcoming atmosphere for both entertaining and everyday living. The expansive living room, well-appointed kitchen, and generous dining area provide ample space for relaxation and gatherings. With an abundance of windows, this condo is filled with natural light, enhancing its inviting ambiance. It includes two spacious bedrooms, a four-piece bathroom, and the convenience of in-suite laundry. An assigned parking stall enhances the ease of living. Ideally situated near the airport, SAIT, the University, downtown, shopping malls, restaurants, public transportation, and essential amenities, this apartment offers both comfort and accessibility. Don't miss this opportunity to own a beautifully maintained condo in such a desirable location! A "Schedule A" must accompany all offers to purchase.