



**GRASSROOTS**  
REALTY GROUP

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406, 4303 1 Street NE  
Calgary, Alberta

MLS # A2306001



**\$339,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Highland Park                      |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 834 sq.ft.                         | Age:   | 2014 (12 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Assigned, Parkade, Stall           |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                        |            |                 |
|-------------|----------------------------------------|------------|-----------------|
| Heating:    | In Floor                               | Water:     | -               |
| Floors:     | Carpet, Laminate                       | Sewer:     | -               |
| Roof:       | -                                      | Condo Fee: | \$ 718          |
| Basement:   | -                                      | LLD:       | -               |
| Exterior:   | Wood Frame                             | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                      | Utilities: | -               |
| Features:   | High Ceilings, Open Floorplan, Storage |            |                 |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Rarely offered top-floor condo featuring 2 bed, 2 full bath, and a versatile den, ideal for a home office, study space, or extra storage. This bright and spacious unit boasts high ceilings that create an open, airy atmosphere rarely found in condo living. The functional layout offers a generous living and dining area, perfect for everyday comfort and entertaining. The kitchen is thoughtfully designed with ample cabinetry and workspace. Large windows fill the home with natural light, while the top-floor location provides added privacy and quiet enjoyment. The primary bedroom includes a walk-in closet and private 3-piece ensuite. A well-sized second bedroom and full 4-piece bathroom make this home ideal for families, roommates, or guests. The separate den adds valuable flexibility to suit modern lifestyle needs. Additional features include in-suite laundry, a private balcony, and the convenience of a nearby staircase just steps from the unit, providing direct access to the adjacent green space. This pet-friendly complex is perfect for dog owners, with nearby walking paths and an off-leash dog park where your furry companions can enjoy the outdoors. Ideally located close to downtown, public transit, shopping, restaurants, parks, schools, and major routes, this home offers exceptional convenience for both commuters and active lifestyles. An excellent opportunity for first-time buyers, downsizers, or investors seeking a spacious, dog-friendly, and well-located Calgary condo.