



GRASSROOTS
REALTY GROUP

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433, 4303 1 Street NE
Calgary, Alberta

MLS # A2309228



\$325,000

Division:	Highland Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 718
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Bright and functional 2-bed, 2-bath condo with a versatile den in a convenient inner-city location. This well-maintained unit offers an open-concept layout with a spacious living and dining area filled with natural light from large windows. The kitchen features ample cabinetry and counter space, making it both practical and inviting for everyday living and entertaining. The primary bedroom includes a private ensuite and generous closet space, while the second bedroom and full bathroom provide flexibility for guests, roommates, or family members. The den is perfect for a home office, study space, or additional storage. Enjoy the convenience of in-suite laundry, a private balcony, and direct access to nearby green space via the staircase located just steps from the unit. Pet owners will appreciate the dog-friendly surroundings, including a nearby off-leash dog park, making it easy to enjoy the outdoors with your furry companions. Ideally located close to shopping, restaurants, transit, parks, and major roadways, this move-in-ready home is an excellent opportunity for first-time buyers, downsizers, or investors seeking comfort, convenience, and lifestyle in a highly accessible Calgary location.