



GRASSROOTS
REALTY GROUP

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427, 4303 1 Street NE
Calgary, Alberta

MLS # A2332152

\$249,900



Division:	Highland Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	665 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home		

Inclusions:	N/A
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Fantastic location! One block from Centre Street N with easy access to downtown, U of C, Deerfoot Trail, YYC airport, bus and major driving routes. This condo feels like a home with its walkout to a private patio flowing onto a grassy area (great for pets!). The spacious one-bedroom plus den boasts nice upgrades including in-floor heating, granite counters, luxury vinyl planking, in-suite laundry and much more. Building amenities include assigned underground and heated parking, assigned storage locker, bike storage unit and a bookable event room (complete with kitchen). The building is adjacent to an off-leash greenspace plus biking and walking paths. It is professionally managed with an excellent reserve fund and active owner board. You can bask in calling this prime inner-city condo "home." Great for the first-time buyer, the down-sizer, the investor or simply someone who appreciates the value of this tucked-away gem. Price reflects recent \$40K reduction in market value. Come, see for yourself. Book your private viewing today.