

417, 4303 1 Street NE  
Calgary, Alberta

MLS # A2226468



**\$349,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 860
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting		
<b>Inclusions:</b>	N/A		

Welcome to this STUNNING 1047 sq. ft. top-floor apartment, designed for comfort, convenience, and style. Featuring soaring 10-foot CEILINGS, heated FLOORING throughout, and LARGE WINDOWS that flood the space with natural light, this home offers an exceptional blend of elegance and warmth. Two SPACIOUS Bedrooms & 2 Full washrooms. Both bedrooms come with large WALK-IN CLOSETS. The primary bedroom includes a 5-PIECE ENSUITE Washroom with a vanity sink, bathtub, and a standing shower. The secondary bedroom is generously sized and connected to a JACK & JILL Washroom, perfect for guests or shared use. Modern Kitchen with all STAINLESS STEEL appliances. GRANITE countertops, a large pantry, and a brand-new electric stove (2025) New dishwasher (2024). A large island that doubles as a breakfast table. A spacious LAUNDRY ROOM with a stacked washer and dryer (2023). Assigned STORAGE space and access to a secure bike room. Premium Heated Parking UNDERGROUND HEATED PARKING stall (14'x20' wide) fits a car and a motorbike comfortably. Added privacy with no direct-facing unit, Outdoor Living & Amenities. Good-sized BALCONY with gas BBQ hookup and space for a small garden Two AMENITY ROOMS (one with kitchen) available for private parties and gatherings. PRIME LOCATION. Easy access to Deerfoot Trail and downtown. Excellent public transportation nearby. Recent Upgrades includes -TWO NEW WINDOWS- in the living room and primary bedroom (replaced last summer) This thoughtfully maintained condo offers unmatched value and comfort. Please book it's showing with your favorite realtor asap before it's gone !!! The SELLER WILL TAKE CARE OF THE BUYER'S 6 MONTHS OF CONDO FEES UPON THE COMPLETION OF

SALES.