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533, 4303 1 Street NE
Calgary, Alberta

MLS # A2214610



\$364,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 820 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | In Floor, Radiant | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 690 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows | | |
| Inclusions: | Cabinets in den | | |

Welcome to your dream home in one of Calgary's most sought-after communities! This rare top-floor suite in Stonecroft, Highland Park, offers a beautifully designed living space, complete with soaring 17 ft ceilings that create an airy and spacious feel. The expansive floor-to-ceiling windows, paired with a large glass door leading to the balcony, flood the space with natural light and showcase stunning, unobstructed views over the park—perfect for enjoying your morning coffee or winding down in the evening. Nestled in one of the best locations in the building, this suite truly stands out as a gem. Step inside to find recently installed laminate flooring flowing seamlessly throughout, giving the space a warm and cohesive look. The open-concept living and dining areas flow effortlessly off the kitchen, making it ideal for entertaining or cozy nights in. Speaking of the kitchen, it's a chef's delight—spacious and functional with stainless steel appliances, including a new dishwasher and new microwave hood fan. You'll love the granite countertops, stylish tile backsplash, ample maple cabinetry with under-cabinet lighting, and a breakfast bar with pendant lighting for casual meals or chatting with guests. This suite features 2 bedrooms and 2 full bathrooms, plus a versatile den that's perfect for a home office or additional storage. The primary bedroom is generously sized, offering double walk-through closets and a private 3-piece ensuite with a sleek tile walk-in shower, granite countertop and tile flooring. The second bedroom is equally impressive with a built-in Murphy bed, maximizing space without sacrificing comfort. The second bathroom is a full 4-piece, featuring tub/shower with tile surround, granite countertops and tile flooring, consistent with the high-end finishes throughout the home. Step out onto your bright and sunny

balcony, complete with a gas line for your BBQ—perfect for summer grilling while taking in those breathtaking park views. Stay comfortable year-round with air conditioning, and enjoy the radiant floor heating during the winter months. There's also the convenience of in-suite laundry and a generous-sized storage cage separate from the suite. You'll also have a secured parkade parking stall that fits a truck, along with access to the building's amenity room for hosting gatherings or events. Plus, the building is pet friendly! Living in Stonecroft, Highland Park, means you're surrounded by fantastic amenities. You're just steps away from beautiful parks, off-leash areas and green spaces, perfect for morning jogs or leisurely strolls. The community is known for its proximity to great schools, shopping, and dining options, with the bustling Centre Street nearby for all your daily needs. Plus, with easy access to major routes like Deerfoot Trail, downtown Calgary is just a quick drive away. Don't miss your chance to own this exceptional top-floor suite in one of Calgary's most vibrant neighbourhoods!