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523, 4303 1 Street NE  
Calgary, Alberta

MLS # A2217282



\$254,999

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	525 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings		

Inclusions: N/a

With unbeatable access to downtown, transit, and major routes out of the city, this location offers the best of both worlds—urban energy and weekend escape potential. This top-floor condo combines sleek, contemporary design with the comfort and convenience of a well-established innercity community. The first thing you'll notice? The soaring 13-foot ceilings—a rare feature that instantly makes the space feel expansive and full of light. With oversized windows, no neighbours above you and an open-concept layout, this home is bright, inviting, and designed to impress. The kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances, and a breakfast bar that's perfect for casual dining or hosting friends. Cozy up with in-floor radiant heat, and enjoy the perks of heated underground parking and a storage unit. Live just steps from green spaces, off-leash parks, and beautiful walking paths. And yes, your pet is welcome here too (with board approval).