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427, 4303 1 Street NE
Calgary, Alberta

MLS # A2230297



\$265,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	665 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home		

Inclusions: n/a

Welcome to this very special 1 bedroom plus den unit. First of all; pride of ownership is reflected like a diamond from every angle of this home! It is truly move-in ready! Secondly; although this unit is located on the 4th floor, the private & quiet patio overflows onto a small green space with grass and trees. (You'll just have to come and see it for yourself!) Truly unique and perfect for quiet reflection, or for your dog! Included with this unit, you have an assigned underground & heated parking stall, a large assigned storage locker, elevator, and a common bike storage area. Other features of note include: pull out shelves in lower kitchen cabinets, safety bars in tub/shower, motion sensor light off of patio, granite counters, luxury vinyl plank flooring, & freshly painted. Close to bus routes, public transit, green spaces, bike paths, shopping and more! Be sure to book your showing today! We are truly excited to sell this home to the next fortunate buyer!