



THE
A-TEAM

**RE/MAX
FIRST**

4303 1 Street #106, Calgary T2E 7M3

MLS® #: **A2120017**

Area: **Highland Park**

Listing Date: **04/12/24**

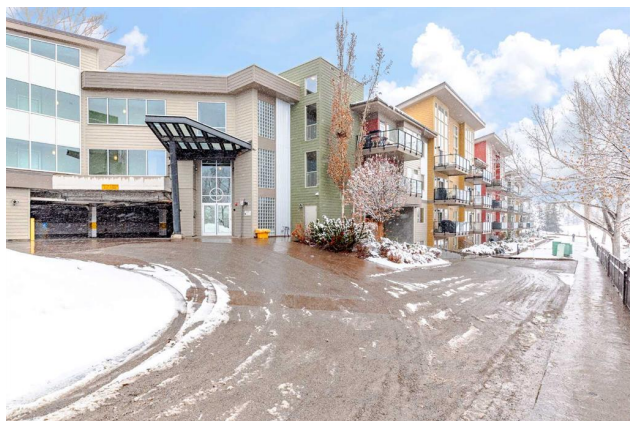
List Price: **\$378,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,051**
Low Sqft:
Ttl Sqft: **1,051**

DOM

37

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Composite Siding,Metal Siding ,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 11`10"
Dining Room	Main	7`8" x 8`5"
Walk-In Closet	Main	7`9" x 5`7"
Bedroom	Main	9`10" x 10`2"
4pc Bathroom	Main	7`6" x 4`10"

Room	Level	Dimensions
Kitchen	Main	7`11" x 12`3"
Bedroom	Main	12`11" x 11`0"
5pc Ensuite bath	Main	9`2" x 101`4"
Den	Main	7`5" x 10`11"

Legal/Tax/Financial

Condo Fee:
\$846

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1411414**

Remarks

Pub Rmks: **The layout includes two generously sized bedrooms, alongside a versatile den, and two full bathrooms, with the master bedroom enjoying the luxury of a 5-piece en-suite. Spread over 1,000 sqft of indoor living space, this home also boasts a wonderful private patio that offers tranquil VIEWS of a park and mature trees, creating the perfect urban oasis. The kitchen is a culinary dream, featuring elegant granite countertops, high-quality stainless steel appliances, and abundant counter and cupboard space to fulfill all your culinary desires. Additionally, the convenience of in-suite laundry adds to the comfortable living experience. A unique feature of this property is its private and secure underground parking space, which includes a direct entrance to the unit, ensuring privacy and eliminating the need to share hallways with neighbors. Positioned incredibly close to public transportation and all essential conveniences conveniently located near public transit and a wealth of amenities. Don't miss out on the chance for a private viewing of this stunning Highland Park residence. Contact us today to schedule your exclusive tour.**

Inclusions: **NA**
Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



