



THE
A-TEAM

**RE/MAX
FIRST**

4303 1 Street #421, Calgary T2A 7M3

MLS® #: **A2120018**

Area: **Highland Park**

Listing Date: **04/05/24**

List Price: **\$278,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 30-Apr**

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: **665**
Low Sqft:
Ttl Sqft: **665**

DOM

44

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Heated Garage,Stall,Underground**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`5" x 17`1"	Kitchen	Main	8`4" x 9`3"
Dining Room	Main	7`9" x 6`11"	Bedroom	Main	12`5" x 11`6"
Walk-In Closet	Main	5`3" x 7`10"	4pc Ensuite bath	Main	7`9" x 4`10"
Den	Main	8`1" x 6`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$554

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

1412169

Remarks

Pub Rmks:

Open Layout functional 1 BED + Flex condo is located minutes away from downtown and close to Centre Street, surrounded by green spaces. It's perfect for first-time buyers or investors. The unit boasts a great open floor plan with a 9' ceiling, granite countertops in the kitchen and bathroom, high-end laminate flooring, in-suite laundry, cozy in-floor heating, and a view of the green space/garden. It features heated underground parking and a large storage area. The spacious bedroom comes with a walk-in closet, and there's a luxurious 4-piece bathroom. The living area has sliding glass doors leading to a west-facing private balcony, ideal for summer. Additional amenities include underground heated parking, a large secured storage area, a modern banquet entertaining room, indoor bike storage, and ample covered visitor parking. The complex is pet-friendly. This home offers excellent value and will benefit from the future LRT Green Line. Contact us to book your private showing today.

Inclusions:

NA

Property Listed By:

2% Realty

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





