



THE
A-TEAM

**RE/MAX
FIRST**

4303 1 Street #235, Calgary T2E 7M3

MLS®#: **A2146806** Area: **Highland Park** Listing Date: **07/05/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 11-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **1,037**
 Low Sqft:
 Ttl Sqft: **1,037**

DOM

73
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Concrete,Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`11" x 10`1"	4pc Bathroom	Main	4`11" x 7`6"
Laundry	Main	2`11" x 2`8"	Den	Main	10`11" x 7`1"
Living Room	Main	11`5" x 13`8"	Dining Room	Main	6`8" x 11`9"
Kitchen	Main	8`4" x 12`3"	Entrance	Main	6`0" x 4`3"
Bedroom - Primary	Main	13`0" x 10`11"	5pc Ensuite bath	Main	9`2" x 10`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$846

Fee Simple
Fee Freq:
Monthly

DC (pre 1P2007)

Legal Desc: 1412169

Remarks

Pub Rmks: **LUXURY AND SPACIOUS 2 Bed + Den, 2 Bath apartment overlooking Highland Park. SENIOR AND ACCESIBLE FRIENDLY. This unit offers 2 entrance, 1 directly via the secure parkade, and 1 from the ground through the unit's patio. With a large fully landscaped patio facing green space it's like living right on the park. Conveniently located close to shopping, schools and restaurant with quick access to main roads and down town. High end finishing throughout makes this the perfect balance between luxury and affordability. Gorgeous kitchen with granite counters, abundant of cabinets, full S/S appliances, mosaic backsplash, and eating bar. Expansive open floorplan and plenty of large windows allow lots of natural light to enter the unit. Master bedroom features a his and hers walk-through closet and a large 5-piece ensuite bath for your private retreat. The second bedroom, bathroom and den is thoughtfully located on the other side of the unit for added privacy. Secure heated parking right in front of your door, an assigned storage and bike storage make this the complete package.**

Inclusions: None
Property Listed By: Century 21 Argos Realty

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









