



THE
A-TEAM

**RE/MAX
FIRST**

4303 1 Street #529, Calgary T2E 2B1

MLS®#: **A2157095**

Area: **Highland Park**

Listing Date: **08/13/24**

List Price: **\$398,000**

Status: **Active**

County: **Calgary**

Change: **-\$17k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,122**

Low Sqft:

Ttl Sqft: **1,122**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

36

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **In Floor**

Heating: **In Floor**
Sewer: **Balcony,BBQ gas line**

Construction:

Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Washer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`6" x 8`11"	5pc Ensuite bath	Main	7`11" x 9`6"
Bedroom	Main	11`4" x 9`6"	Dining Room	Main	12`2" x 12`9"
Kitchen	Main	14`8" x 13`2"	Living Room	Main	12`2" x 10`4"
Den	Main	11`4" x 10`8"	Bedroom - Primary	Main	11`9" x 10`8"

Legal/Tax/Financial

Condo Fee: **\$912**

Title: **Fee Simple**

Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **1412169**

Remarks

Pub Rmks: **Welcome to your new home in Calgary's inner city neighbourhood of Highland Park. This move in ready 2 bedrooms and a den home is located across from a large dog park/green space on a quiet street. It is also conveniently located only a block away from Centre Street's bus routes, and has easy access to Deerfoot Trail. You will LOVE this TOP FLOOR CORNER UNIT with lofted 14" ceiling in the living room with floor to ceiling windows with UNOBSTRUCTED VIEW of the park and the surrounding area. The large windows also allow for sunlight to flood into the unit. The private balcony is picture-perfect for you to enjoy your morning coffee and the convenient gas connection for your BBQ is ready to go! The open concept kitchen and large island space is perfect for your cooking/baking needs while enjoying the beautiful view. The bright master bedroom features 2 closets and large ensuite with a double sink vanity! The 2nd bedroom is also spacious with 2 large windows. The den is perfectly sized for your office for those work-from-home days. This building offers heated underground parking, an assigned storage locker and a large party room with a kitchen for all your entertaining needs. This fabulous unit is priced to sell and it will not last! Call for your viewing today!**

Inclusions: **n/a**
Property Listed By: **Hope Street Real Estate Corp.**

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