



THE
A-TEAM

**RE/MAX
FIRST**

4328 4 Street #306, Calgary T2K 1A2

MLS® #: **A2171089**

Area: **Highland Park**

Listing Date: **10/05/24**

List Price: **\$164,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1986**

Finished Floor Area

Abv Sqft: **483**
Low Sqft:
Ttl Sqft: **483**

DOM

77
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room
Living Room Level **Main** Dimensions **15`1" x 13`4"**
Dining Room Level **Main** Dimensions **8`2" x 3`11"**
4pc Bathroom Level **Main**

Room
Kitchen Level **Main** Dimensions **8`2" x 8`0"**
Bedroom Level **Main** Dimensions **10`8" x 9`0"**

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$250

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: **0910506**

Remarks

Pub Rmks: **What a price ! If you are looking for a great, affordable investment opportunity look no further! This top floor, 1 bedroom 1 bath condo is what you've been searching for! The bright living room has a functional layout and access to the balcony which offers west views overlooking front yard with mature trees- making it a perfect place to relax. This unit also offers a 4-piece bathroom. Close to transit, schools, parks, all other amenities, major roadways and an easy commute downtown. Investors and first-time home buyers, this is the property for you! Pls don't miss out, it will sell fast !**

Inclusions: **N/A**
Property Listed By: **Royal LePage METRO**

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





