



THE
A-TEAM

**RE/MAX
FIRST**

4328 4 Street #304, Calgary T2K 1A2

MLS®#: **A2173714** Area: **Highland Park** Listing Date: **10/17/24** List Price: **\$235,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Off Street, Stall

Finished Floor Area

Abv Sqft: **841**
 Low Sqft:
 Ttl Sqft: **841**

DOM

107
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt/Gravel** Construction: **Brick, Concrete**
 Heating: **Baseboard, Electric** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters**
 Utilities: **Garbage Collection, Heating Paid For, Sewer Connected, Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Suite	12`5" x 13`2"	Bedroom	Suite	9`7" x 12`4"
Kitchen	Suite	15`1" x 9`0"	Dining Room	Suite	7`7" x 9`8"
Living Room	Suite	11`0" x 9`8"	Balcony	Suite	9`9" x 4`11"
4pc Bathroom	Suite	8`10" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$440** Title: **Fee Simple** Zoning: **Zone A**

Legal Desc:

0910506

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to this fantastic starter home, perfect for first-time buyers or savvy investors looking to expand their portfolio! This charming property boasts an unbeatable location, situated near a variety of amenities that cater to all your daily needs. With public transport right outside the building, commuting is a breeze, making it ideal for those who work in the city or enjoy exploring all that the area has to offer. Convenience is key here—you're just minutes away from major routes like Mcknight Highway and Deerfoot Trail, ensuring quick access to downtown and beyond. Whether you're heading to work, shopping, or dining, you'll appreciate the ease of travel. Families will love the proximity to schools and parks, all just a short drive away. This home is not only a comfortable living space but also a community-oriented haven, where you can enjoy leisurely walks, recreational activities, and quality time with loved ones.

Inclusions:

N/A

Property Listed By:

Rimrock Residential Sales and Leasing Ltd.

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









