



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4303 1 Street #424, Calgary T2E 7M3**

MLS® #: **A2179132**      Area: **Highland Park**      Listing Date: **11/13/24**      List Price: **\$249,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:

Finished Floor Area  
 Abv Sqft: **527**  
 Low Sqft:  
 Ttl Sqft: **527**

**Assigned, Underground**

DOM

**38**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **In Floor, Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard, Garden, Playground**

Construction: **Composite Siding, Metal Siding , Wood Frame**  
 Flooring: **Ceramic Tile, Laminat**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$436

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 1412169

Remarks

Pub Rmks: **Welcome to Stonecroft at Highland Park—where modern living meets nature's tranquility. This one-bedroom + den unit is perfect for those seeking a blend of style and ease. Imagine starting your day bathed in natural light from floor-to-ceiling windows, stepping onto your west-facing balcony with a coffee, and enjoying the green views. Designed with an open layout, this home offers flexibility—ideal for hosting or relaxing. The kitchen's granite countertops and stainless steel appliances make cooking a pleasure, while the cozy den provides space for a home office. Your private walkout patio with real grass lets you enjoy the outdoors from home—a rare urban luxury. With heated indoor parking (Parking Stall #70), a large storage locker (Storage #82), and convenient in-suite laundry, everything is set for a comfortable lifestyle. Both parking and storage are assigned, not titled, offering ease without extra ownership responsibilities. The parking stall (#70) and storage locker (#82) are located on the main floor of building #2, not on Level B. Highland Park's central location means easy access to parks, shopping, and future transit, making commutes simple. Whether you're a professional or a couple looking for comfort and modern convenience, this property is ready for you to move in. Don't miss out—make this your new home or rental property today!**

Inclusions: N/A  
Property Listed By: Homecare Realty Ltd.

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









