



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4303 1 Street #312, Calgary T2E 7M3**

MLS® #: **A2196058**      Area: **Highland Park**      Listing Date: **02/21/25**      List Price: **\$249,900**  
 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: **Underground**

Finished Floor Area

Abv Sqft: **523**  
 Low Sqft:  
 Ttl Sqft: **523**

DOM

**1**  
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,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **High Ceilings,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 12`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 9`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$436**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc: 1411414

Remarks

Pub Rmks: **\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* Discover MODERN LIVING in this updated 1-BED, 1-BATH CONDO in Highland Park, featuring a PRIME LOCATION and stylish design perfect for urban professionals or anyone seeking convenience and comfort. Close to GREEN SPACES, AMENITIES, and major roadways, it's just minutes from downtown and a short drive to the airport. Inside, LVP flooring spans the unit (NO CARPET), complemented by TALL CEILINGS, BRIGHT WHITE FINISHES, and ample NATURAL LIGHT. The stunning kitchen boasts STAINLESS STEEL APPLIANCES, sleek cabinetry, a striking QUARTZ BACKSPLASH, and a CENTRAL ISLAND with BAR SEATING. A sliding glass door opens to a STONE PATIO with a GAS LINE, surrounded by green space and trees, creating a private backyard-like setting ideal for pets (by approval). The spacious bedroom includes multiple windows and a walk-in closet, while the bathroom impresses with tiled flooring, a quartz-topped vanity, and a fully tiled tub/shower combo. Additional highlights include IN-SUITE LAUNDRY, SECURED UNDERGROUND PARKING, a SEPARATE STORAGE LOCKER, and a DEDICATED BIKE ROOM. Reasonable condo fees cover MOST UTILITIES except electricity. Located in the desirable Highland Park community, you'll enjoy access to SCHOOLS, PARKS, PATHWAYS, and a nearby RETAIL HUB with local businesses. COMMUTE DOWNTOWN IN UNDER 10 MINUTES or connect easily via McKnight Blvd, Edmonton Trail, and Centre Street. This condo combines STYLE, COMFORT, and CONVENIENCE. Schedule your private showing today!**

Inclusions: None  
Property Listed By: RE/MAX House of Real Estate

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







