

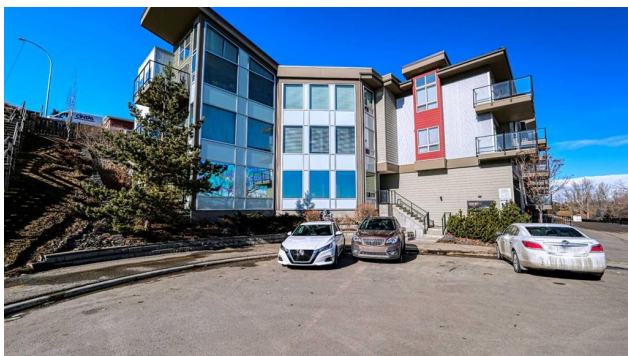


THE
A-TEAM

**RE/MAX
FIRST**

4303 1 Street #329, Calgary T2E 7M3

MLS® #: **A2196628** Area: **Highland Park** Listing Date: **02/23/25** List Price: **\$380,000**
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

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Aluminum Siding ,Concrete,Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`9" x 5`2"	Kitchen	Main	14`4" x 15`3"
Bedroom	Main	9`4" x 11`1"	3pc Bathroom	Main	8`4" x 7`3"
Dining Room	Main	9`1" x 9`11"	Living Room	Main	10`9" x 15`6"
Bedroom - Primary	Main	11`4" x 11`7"	4pc Ensuite bath	Main	9`6" x 8`0"

Legal/Tax/Financial

Condo Fee: **\$854** Title: **Fee Simple** Zoning: **DC**
Fee Freq: **Monthly**

Legal Desc: **1412169**

Remarks

Pub Rmks: **This unique unit in Stonecroft Manor is located in Highland park, and its ready to be your new home! When you first enter the private entrance, you will be pleasantly welcomed by a space filled with natural light. Windows line throughout the open concept from the front door to private patio on the other end. The chef-quality kitchen with its generous counter space, ample cabinetry, and cozy bar seats will make prepping meals and entertaining your loved ones easy and fun. The large master bedroom boasts a massive walk-through closet, leading to the spa like 4-piece ensuite bathroom (with heated floors!). The unit also features a second bedroom equipped with a murphy bed; as well as second full bathroom with walk-in shower. Now some extras to note: rare layout allows for no shared walls, windows have privacy tint, in unit laundry, in unit access to parking garage. Also consider this as your opportunity to live in the always progressing, friendly, and recreational neighborhood of Highland Park!**

Inclusions: **Murphy Bed, Entertainment Stand/Wall Mount,**
Property Listed By: **Royal LePage Solutions**

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



