

# \$249,000 - 409, 4303 1 Street Ne, Calgary

MLS® #A2251713

**\$249,000**

1 Bedroom, 1.00 Bathroom, 666 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

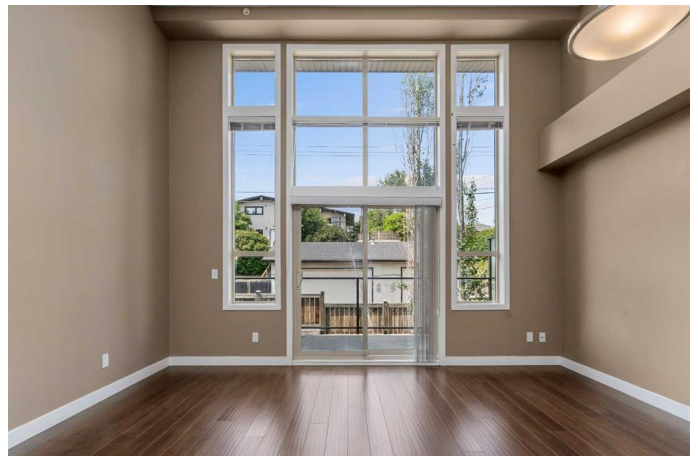
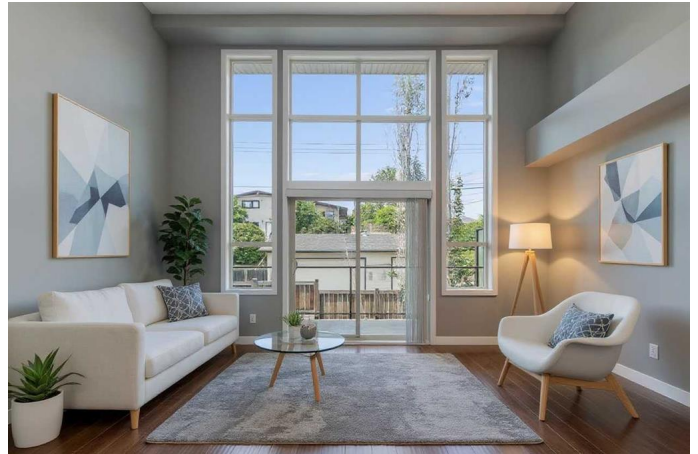
\*OWNER OFFERS TO COVER 6 MONTHS OF CONDO FEE\* Well-maintained building and unit, at almost 700 square feet, this TOP FLOOR one bedroom and den is sure to impress. As you step into the unit, you immediately notice the bright and open space. High ceiling throughout the central living area soars to almost 13 feet high in the vaulted parts of the home. The kitchen wows with granite counters, an undermount sink, and stainless steel appliances, including a glass-top range. There is even under cabinet lighting. The master bedroom is spacious with large windows. The bathroom is well-appointed with its ceiling height tile tub surround, granite countertop and under mount sink. Hardwood floors span the great room area which leads to a private den. Off the great room you'll find a private west facing deck with privacy glass. An in unit stacked washer and dryer complete the unit. There's even a separate storage locker in addition to assigned heated parking. With the building facing the park, this is truly a beautiful setting with easy access to nearby shops, downtown or nearby amenities. Condo fees include heat and water.

Built in 2014

## Essential Information

MLS® # A2251713

Price \$249,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 666               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 409, 4303 1 Street Ne |
| Subdivision | Highland Park         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E7M3                |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Party Room, Storage, Visitor Parking, Trash |
| Parking Spaces | 1                                                                       |
| Parking        | Parkade                                                                 |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | In Floor                                                                           |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Construction      | Composite Siding, Wood Frame, Metal Frame |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 2nd, 2025 |
|-------------|---------------------|

|                |                 |
|----------------|-----------------|
| Days on Market | 31              |
| Zoning         | DC (pre 1P2007) |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Argos Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.