

304, 4328 4 Street NW
Calgary, Alberta

MLS # A2227155



\$234,900

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|-----------|------------------------------------|--------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 841 sq.ft. | Age: | 1986 (39 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|---------------------|------------|---|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt/Gravel | Condo Fee: | \$ 535 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | Zone A |
| Foundation: | - | Utilities: | Garbage Collection, Heating Paid For, Sewer Connect |
| Features: | Granite Counters | | |

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| Inclusions: | N/A |
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Welcome to this charming starter home—perfect for first-time buyers or savvy investors! Ideally located with public transit right at your doorstep and just minutes from McKnight Blvd and Deerfoot Trail, commuting is a breeze. Enjoy quick access to downtown, shopping, dining, and more. Families will love the nearby schools and parks, making this home both convenient and community-friendly. Whether you're settling in or adding to your portfolio, this well-situated property offers comfort, accessibility, and great value.