

**433, 4303 1 Street NE**  
**Calgary, Alberta**

**MLS # A2309228**



**\$335,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 690
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** N/A

Bright and functional 2 bed, 2bath with a den condo with a versatile den in a convenient inner-city location. This well-maintained unit offers an open-concept layout with a spacious living and dining area filled with natural light from large windows. The kitchen features ample cabinetry and counter space, making it both practical and inviting for everyday living and entertaining. The primary bedroom includes a private ensuite and generous closet space, while the second bedroom and full bathroom provide flexibility for guests, roommates, or family members. The den is perfect for a home office, study space, or additional storage. Enjoy the convenience of in-suite laundry, a private balcony, and easy access to shopping, restaurants, transit, parks, and major roadways. An excellent opportunity for first-time buyers, downsizers, or investors looking for a move-in-ready property in a highly accessible Calgary location.