

\$250,000 - 423, 4303 1 Street Ne, Calgary

MLS® #A2136033

\$250,000

1 Bedroom, 1.00 Bathroom, 529 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

Stonecroft at Highland Park! Finally: a one-of-a-kind newer property that reflects your unique style with its contemporary & urban design. Perched above parkland and green-space in the desirable central community of Highland Park; experience the serenity of stepping out the front door and taking in the views and immediate access to walking paths and nature. Unique unit with walkout patio on upper green-space at the back, while 4 floors up from the main entry at the front: quiet, private and serene. The open floor plan allows you to create a living space that maximizes day-to-day functionality. Enjoy a quiet evening on the sofa watching a movie, curled up with a book in a sunny corner by the window or gather with friends in the open concept living area & spill out onto your own private patio with access to a real grass lawn, trees and sunshine. There is a gas hook-up for your BBQ and room for your sunbathing lounger. In the dining area you can host a dinner at the table or belly up to the kitchen bar for informal dining. Large and bright bedroom with walk-in closet and views to your private patio and trees beyond. All the modern conveniences and luxuries of a modern property are offered in this contemporary home including hard surface flooring, gorgeous kitchen with granite counters, abundant cabinet space, full s/s appliances, mosaic tile back-splash, dishwasher, garburator, built-in microwave / hood fan. There is a large 4-piece bath with granite



topped vanity, tile flooring and a deep soaking tub with tile surround. Of course there is in-suite stacked laundry machines: good quality front loading machines. Youâ€™ll love having a secured, heated indoor parking stall, huge downstairs storage locker and covered visitor parking for your guests. This modern and accessible building has elevator and stair-free access and is pet friendly with board approval of pets available to responsible owners. Move-in ready with brand new bedroom carpet. Vacant for quick & easy possession. Conveniently located close to shopping, schools and restaurants with quick access to central routes, transit (on the planned future LRT route!) Easy & fast commutes by bike, transit or car. Modern finishing throughout makes this the perfect balance between luxury and affordability.

Built in 2014

Essential Information

MLS® #	A2136033
Price	\$250,000
Sold Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	529
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	423, 4303 1 Street Ne
Subdivision	Highland Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E7M3

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Heated Garage, Parkade, Underground

Interior

Interior Features	Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	None
# of Stories	5

Exterior

Exterior Features	BBQ gas line, Private Entrance
Construction	Cement Fiber Board, Metal Siding, Mixed

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 12th, 2024
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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