

\$295,000 - 525, 4303 1 Street Ne, Calgary

MLS® #A2157271

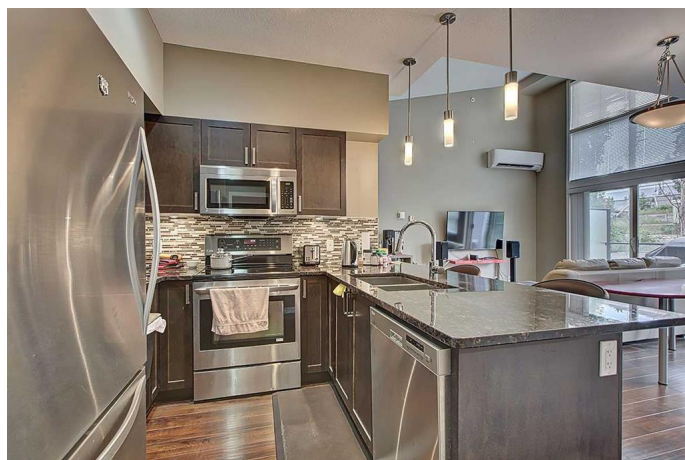
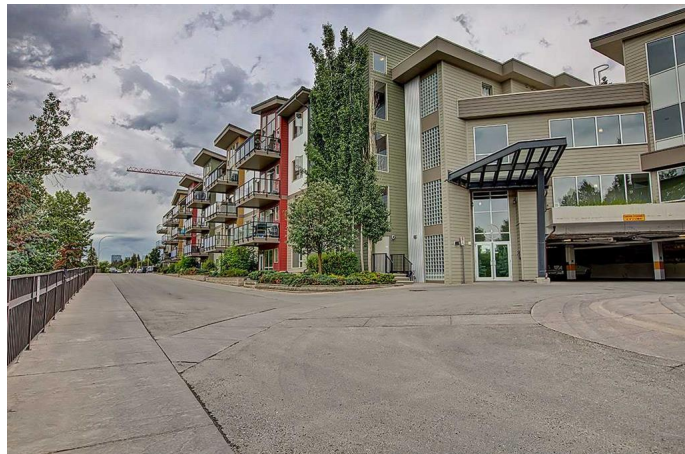
\$295,000

1 Bedroom, 1.00 Bathroom, 679 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

This top-floor, one-bedroom, one-bathroom unit with an additional den offers the perfect blend of modern comfort and urban convenience. With upgraded A/C—a rare feature in this building—you'll stay cool throughout the summer. Upon entering, you'll be surprised by the abundance of natural light flooding the space, thanks to the large floor-to-ceiling windows. These enhance the spacious feel created by high ceilings and the open floor plan, making this layout ideal for both relaxation and entertaining. The kitchen boasts granite countertops, stainless steel appliances, and laminate flooring throughout, combining style and practicality. Whether you're a seasoned chef or someone who enjoys the occasional meal prep, this kitchen has everything you need. The west-facing balcony is perfect for barbecuing and serves as a private oasis where you can enjoy peaceful evenings and unwind after a busy day. Whether you're sipping coffee in the morning or enjoying an evening glass of wine, this space adds an extra layer of comfort to your living experience. Additional perks include underground parking and a secure storage unit for your extra belongings. The apartment is adjacent to a park, offering a peaceful retreat while still being in the heart of the city, close to everything you need. Highland Park enjoys direct access to downtown via Centre Street and Edmonton Trail and has excellent access to regional bike pathways, Confederation Park, and Nose Hill Park. The



convenience of bus stops just steps away from the building on Centre Street ensures easy commuting. Moreover, the nearby Nose Creek pathway takes cyclists directly downtown through the park in front of the building, making it perfect for those who enjoy an active lifestyle. This apartment is a rare find, blending modern upgrades with a prime location. It's perfect for professionals, couples, or anyone seeking a stylish and convenient property. Don't miss out on the chance to make this top-floor unit yours. Builder Measurements have the property at 730 SqFt and RMS Measurements are at 675 SqFt.

Built in 2014

Essential Information

MLS® #	A2157271
Price	\$295,000
Sold Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	679
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	525, 4303 1 Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7M3

Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Concrete, Wood Frame

Additional Information

Date Listed	August 12th, 2024
Date Sold	September 5th, 2024
Days on Market	22
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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