

# \$324,900 - 232, 4303 1 Street Ne, Calgary

MLS® #A2251716

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

**\*\*OWNER IS OFFERING 6 MONTH OF CONDO FEE\*\*SENIOR AND ACCESSIBLE FRIENDLY!** Welcome to this beautifully designed ground-floor unit in the sought-after community of Highland Park! Featuring a spacious floorplan with 2 bedrooms, 2 bathrooms, plus a den, this home combines comfort, convenience, and modern finishes. Enjoy the convenience of dual entrances, with direct access from the heated parkade as well as a private entrance from your private patio – perfect for your morning coffee or guest entertainment. The kitchen is a chef’s delight, featuring granite countertops, stainless steel appliances, double deep sink, and a pantry for ample storage. The spacious living room provides a welcoming space for relaxation. The primary bedroom is a true retreat, boasting a walk-through closet and a luxurious 5-piece ensuite complete with a double vanity, large shower, and soaker tub. The second bedroom is generously sized, and the den offers an ideal home office space. Additional features include an assigned parking stall that's right in front of your door and a storage locker, ensuring ample space for all your needs. Conveniently located near parks, shopping, and transit, make this Highland Park gem yours today!

Built in 2014

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2251716          |
| Price          | \$324,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,027             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 232, 4303 1 Street Ne |
| Subdivision | Highland Park         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 7M3               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                                   |
| Parking        | Parkade                                                             |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor                                                                                             |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Garden                                    |
| Construction      | Composite Siding, Wood Frame, Metal Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 36                  |
| Zoning         | DC (pre 1P2007)     |

**Listing Details**

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

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