

# \$249,000 - 408, 4303 1 Street Ne, Calgary

MLS® #A2251717

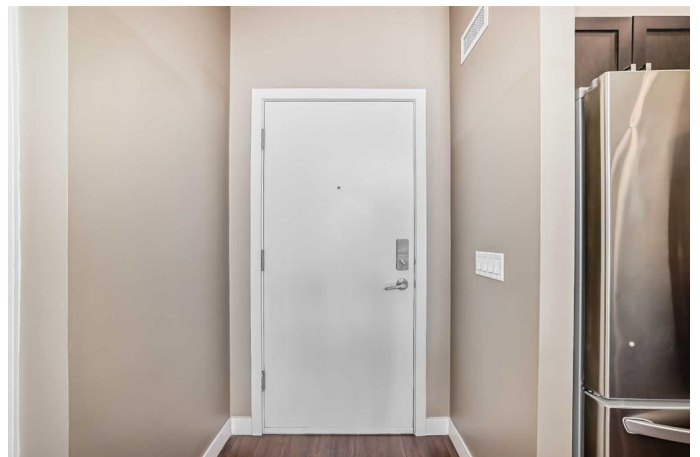
## \$249,000

1 Bedroom, 1.00 Bathroom, 667 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

\*OWNER IS OFFERING 6 MONTHS OF CONDO FEE. MAKE THIS YOUR NEW HOME TODAY\* Step into the comfort of elevated condo living in this bright and airy top-floor end unit—designed not just as a space to live, but a place to feel at home. As you walk through the door, a sense of openness greets you. The vaulted ceilings soar to nearly 13 feet, drawing your eyes upward and giving the central living area a spacious, uplifting ambiance. Natural light floods the room, casting a gentle glow across the rich hardwood floors and creating an atmosphere that feels both expansive and cozy. The kitchen is where everyday moments feel a little more special. With granite countertops, oversized sink, stainless steel appliances (including a brand-new stove), and soft under-cabinet lighting, it's a space that invites you to slow down and savor your morning coffee or cook up something special for friends. Unwind in the generously sized bedroom, where large windows welcome in the daylight and the quiet of the top floor offers a perfect night's sleep. The bathroom is a private sanctuary, beautifully finished with full-height tiled walls around the tub, granite counters, and a clean, modern sink. Need a flexible space to work from home, pursue a hobby, or simply read in peace? The private den is just the spot—tucked away off the main living area to give you focus and calm. When it's time to relax, step out onto your west-facing balcony and watch the sun set in privacy and



comfort, thanks to the frosted glass enclosure. Enjoy the ease of in-suite laundry, a dedicated storage locker, and heated underground parking—conveniences that make life simpler and more efficient. Condo fees include heat and water, so you can focus on enjoying where you live. The building is quiet and exceptionally maintained, backing onto a peaceful park that adds a sense of serenity to your daily routine. With local shops, cafes, and downtown just minutes away, this home offers not only style and comfort—but a connected lifestyle that balances nature, community, and urban convenience.

Built in 2014

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251717          |
| Price          | \$249,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 667               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 408, 4303 1 Street Ne |
| Subdivision | Highland Park         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E7M3                |

**Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Party Room, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                       |
| Parking        | Parkade                                                                 |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | In Floor                                                                           |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Construction      | Composite Siding, Wood Frame, Metal Frame |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 7                    |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.