

# \$229,900 - 318, 4303 1 Street Ne, Calgary

MLS® #A2264348

**\$229,900**

1 Bedroom, 1.00 Bathroom, 495 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

Welcome to this stylish 1 Bedroom Apartment in the established Highland Park community! The unit entrance faces east, with a big window overlooking the park, creating a bright and welcoming corridor as you walk in. Inside, the open-concept layout features 8'10" ceilings and a modern Kitchen with granite countertops, a large Breakfast Bar, and Stainless Steel Appliances, flowing seamlessly into a spacious Living and Dining Area. The Dining Room opens to a Patio with gas hookup—perfect for summer BBQs and relaxing outdoors. The Primary Bedroom offers a Walk-In Closet and a cheater door to the 4-Piece Bathroom with granite countertops. In-Suite Laundry with additional storage next to the Kitchen, plus 1 assigned underground Parking Stall, and one storage unit, complete this practical and comfortable home.

The building is pet-friendly with board approval, offering excellent amenities including Bike Storage, a full Kitchen Party Room, and covered Visitor Parking. Ideally located close to Parks, a Dog Park, Schools, Restaurants, Shopping, and with easy access to Deerfoot Trail NE, Centre Street, and Downtown. Don't miss your chance to experience the perfect blend of style, comfort, and convenience in Highland Park—book your showing today!

Built in 2014



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264348          |
| Price          | \$229,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 495               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 318, 4303 1 Street Ne |
| Subdivision | Highland Park         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 7M3               |

## Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Elevator(s), Party Room, Visitor Parking |
| Parking Spaces | 1                                        |
| Parking        | Underground                              |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                          |
| Heating           | In Floor                                                                              |
| Cooling           | None                                                                                  |
| # of Stories      | 5                                                                                     |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line                              |
| Construction      | Composite Siding, Wood Frame, Metal Frame |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 3                  |
| Zoning         | DC (pre 1P2007)    |

## **Listing Details**

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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