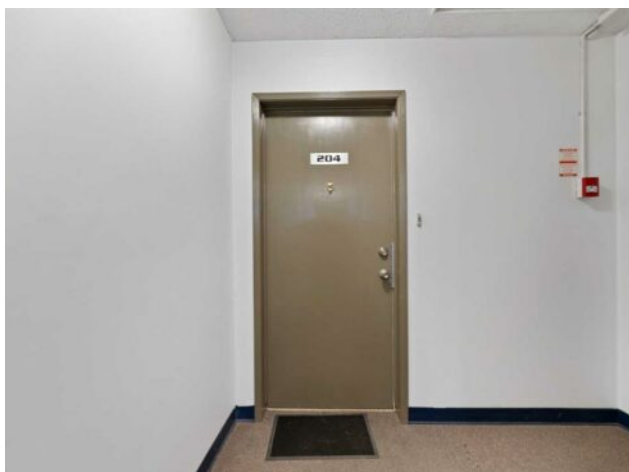


204, 4328 4 Street NW  
Calgary, Alberta

MLS # A2275883



## \$299,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 825 sq.ft.                         | <b>Age:</b>   | 1986 (39 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Carport                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 527 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame               | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** See appliances

This property is situated in a desirable northwest location, adjacent to a park and golf course, offering pleasant views and patios. Public transportation is conveniently located just steps away. Numerous upgrades have been made, including new carpet, tiles, hardwood flooring, paint, and appliances. It is only a 10 to 15-minute drive to SAIT, Foothills Hospital, the University of Calgary, and downtown.