



## 4303 1 Street Calgary Alberta

\$269,900

Well maintained building and unit, at almost 700 square feet this TOP FLOOR one bedroom and den is sure to impress. As you step into the unit you immediately notice the bright and open space. 9 foot ceiling throughout the central living area soars to almost 13 feet height in the vaulted parts of the home. The kitchen wows with granite counters, an undermount sink with garburator, stainless steel appliances including a glass top range. There is even under cabinet lighting. The master bedroom is large with 2 entrances and a walkthrough closet that leads to a 4 piece bath. The bathroom is well appointed with its ceiling height tile tub surround, granite countertop and under mount sink. The bathroom has a second entrance that can be locked for bedroom privacy when used by guests. Hard surface floors span the great room area which leads to a private den with more high ceilings. Off the great room you'll find a private west facing deck with privacy glass. An in unit stacked washer and dryer complete the unit. There's even a separate storage locker in addition to assigned heated parking. With the building facing on the park, this is truly a beautiful setting with easy access to near by shops, downtown or nearby amenities. Condo fees include heat and water. (id:6769)

Primary Bedroom 12.42 Ft x 11.50 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

Listing Presented By:



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