



## 4303 1 Street Calgary Alberta

\$249,999

Welcome to Stonecroft at Highland Park--where modern living meets nature's tranquility. This one-bedroom + den unit is perfect for those seeking a blend of style and ease. Imagine starting your day bathed in natural light from floor-to-ceiling windows, stepping onto your west-facing balcony with a coffee, and enjoying the green views. Designed with an open layout, this home offers flexibility--ideal for hosting or relaxing. The kitchen's granite countertops and stainless steel appliances make cooking a pleasure, while the cozy den provides space for a home office. Your private walkout patio with real grass lets you enjoy the outdoors from home--a rare urban luxury. With heated indoor parking (Parking Stall #70), a large storage locker (Storage #82), and convenient in-suite laundry, everything is set for a comfortable lifestyle. Both parking and storage are assigned, not titled, offering ease without extra ownership responsibilities. The parking stall (#70) and storage locker (#82) are located on the main floor of building #2, not on Level B. Highland Park's central location means easy access to parks, shopping, and future transit, making commutes simple. Whether you're a professional or a couple looking for comfort and modern convenience, this property is ready for you to move in. Don't miss out--make this your new home or rental property today! (id:6769)

Other 13.00 Ft x 7.00 Ft

Laundry room 3.00 Ft x 2.75 Ft

Dining room 5.25 Ft x 10.67 Ft

Other 5.17 Ft x 4.08 Ft

Living room 12.83 Ft x 10.50 Ft

Primary Bedroom 9.92 Ft x 12.17 Ft

Other 5.42 Ft x 8.17 Ft

4pc Bathroom 8.75 Ft x 6.83 Ft

Kitchen 8.58 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

**RE/MAX**<sup>®</sup>  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net