

306, 4328 4 Street NW  
Calgary, Alberta

MLS # A2171089



**\$164,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 483 sq.ft.                         | <b>Age:</b>   | 1986 (38 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                             |                   |        |
|--------------------|-----------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt/Gravel              | <b>Condo Fee:</b> | \$ 250 |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s)              |                   |        |

**Inclusions:** N/A

What a price ! If you are looking for a great, affordable investment opportunity look no further! This top floor, 1 bedroom 1 bath condo is what you've been searching for! The bright living room has a functional layout and access to the balcony which offers west views overlooking front yard with mature trees- making it a perfect place to relax. This unit also offers a 4-piece bathroom. Close to transit, schools, parks, all other amenities, major roadways and an easy commute downtown. Investors and first-time home buyers, this is the property for you! Pls don't miss out, it will sell fast !