

304, 4328 4 Street NW  
Calgary, Alberta

MLS # A2173714



**\$235,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	Zone A
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Paid For, Garbage Collection, Heating Paid
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Welcome to this fantastic starter home, perfect for first-time buyers or savvy investors looking to expand their portfolio! This charming property boasts an unbeatable location, situated near a variety of amenities that cater to all your daily needs. With public transport right outside the building, commuting is a breeze, making it ideal for those who work in the city or enjoy exploring all that the area has to offer. Convenience is key here&mdash;you're just minutes away from major routes like Mcknight Highway and Deerfoot Trail, ensuring quick access to downtown and beyond. Whether you're heading to work, shopping, or dining, you'll appreciate the ease of travel. Families will love the proximity to schools and parks, all just a short drive away. This home is not only a comfortable living space but also a community-oriented haven, where you can enjoy leisurely walks, recreational activities, and quality time with loved ones.