

# \$235,900 - 304, 4328 4 Street Nw, Calgary

MLS® #A2173714

## \$235,900

2 Bedroom, 1.00 Bathroom, 841 sqft  
Residential on 0.00 Acres

Highland Park, Calgary, Alberta

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—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.

Built in 1986

## Essential Information

MLS® #	A2173714
Price	\$235,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	841



Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	304, 4328 4 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1A2

### **Amenities**

Amenities	None
Utilities	Garbage Collection, Heating Paid For, Sewer Connected, Water Paid For
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Electric, Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt/Gravel
Construction	Brick, Concrete

### **Additional Information**

Date Listed	October 17th, 2024
Days on Market	146
Zoning	Zone A

### **Listing Details**

Listing Office            Rimrock Residential Sales and Leasing Ltd.

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