

# \$164,900 - 306, 4328 4 Street Nw, Calgary

MLS® #A2234251

**\$164,900**

1 Bedroom, 1.00 Bathroom, 483 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

What a fantastic opportunity! whether you're a first-time buyer or investor, this top-floor, 1-bedroom, 1 -bath condo in the highly sought after community of Highwood Park checks all the boxes. This top floor unit with ground level access from the front features a bright living room that opens onto a west-facing balcony with peaceful views of mature trees - perfect for relaxing after a long day. The unit features a full 4-piece bathroom and an efficient, functional layout. Located close to transit, schools, parks, and major roadways, with quick access to downtown. At this price, it's an excellent entry into Calgary's real estate market. Don't miss out!

Built in 1986

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234251          |
| Price          | \$164,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 483               |
| Acres          | 0.00              |
| Year Built     | 1986              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 306, 4328 4 Street Nw |
| Subdivision | Highland Park         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 1A2               |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Dog Park, Park, Parking, Snow Removal, Trash, Picnic Area |
| Parking Spaces | 1                                                         |
| Parking        | Off Street, Stall, Assigned                               |

## Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                      |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Boiler                                              |
| Cooling           | None                                                |
| # of Stories      | 3                                                   |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Construction      | Brick, Concrete, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 38              |
| Zoning         | M-C1            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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