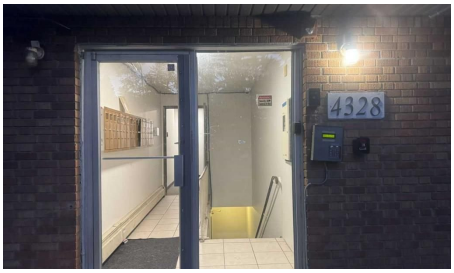
206 4328 4 Street

Calgary | Active | MLS® A2357547

$149,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1970**	**468.49 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Affordable Living & Excellent Investment Opportunity in Highland Park! Welcome to Unit 206 at 4328 - 4 Street NW, Calgary! This well-located 1-bedroom, 1-bathroom condo offers about 468 sq. ft. of comfortable, practical living space in the established Highland Park community. Whether you are a first-time homebuyer, a couple looking for an affordable place to call home, or an investor seeking a rental property, this is an opportunity worth considering. One standout feature is the affordable $449 monthly condo fee, which includes ALL utilities, plus common-area and exterior maintenance: gas, Heat, Water, Sewer, Property Management, Reserve Fund Contribution, Trash, snow removal, and landscaping. Enjoy predictable monthly expenses without worrying about separate utility bills. The property's strategic location provides convenient access to everyday amenities, shopping, restaurants, public transportation, major roadways, and other essential services. With its manageable size, convenient location, and inclusive condo fees, this property offers an attractive combination of affordability, convenience, and investment potential. An excellent opportunity to own rather than rent! Don't miss your chance to view this property. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357547
Bedrooms	1
Bathrooms	1
Year Built	1970
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	468.49 sq. ft.
Condo Fee:	$449.00

Condo Fee Includes:	Common Area Maintenance, Electricity, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1970 (Age: 56)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0910506
Heating:	Baseboard, Hot Water
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Kitchen
Condo Fee Frequency:	Monthly
Condo Name:	Z-name Not Listed
Community:	Highland Park (Calgary)
Amenities:	Park, Playground, Snow Removal, Trash
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Call
Main Floor	Bedroom - Primary · 10'5" × 8'6" ·
Main Floor	Dining Room · 15' × 5'5" ·
Main Floor	Kitchen · 11'7" × 7'11" ·
Main Floor	Living Room · 13'4" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Playground
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	M-C1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-4328-4-street-calgary-a2357547/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.