

\$259,900 - 301, 409 1 Avenue Ne, Calgary

MLS® #A2253014

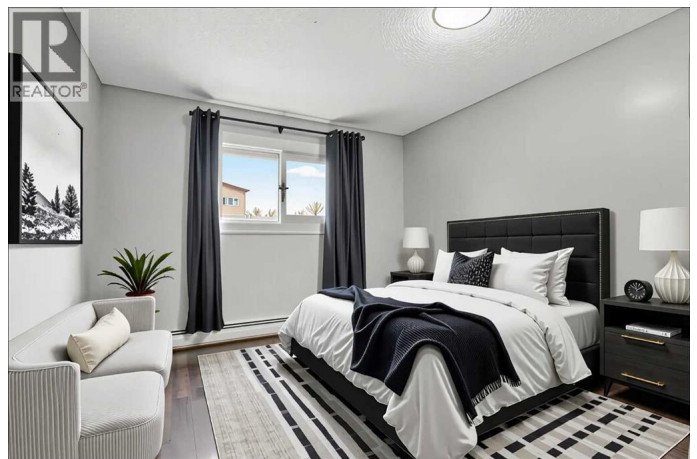
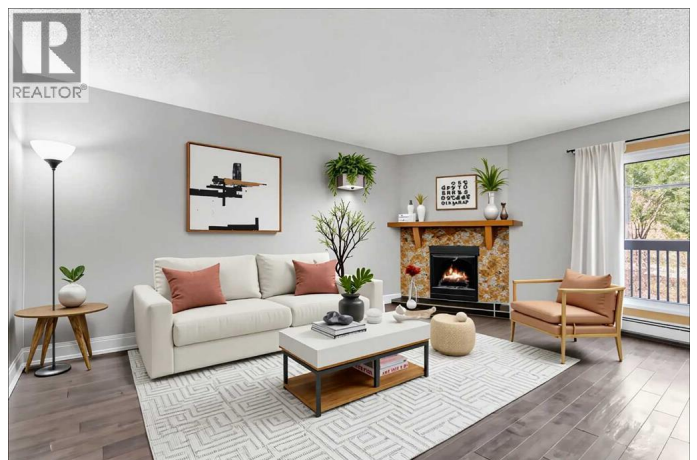
\$259,900

2 Bedroom, 1.00 Bathroom, 726 sqft

Single Family

Crescent Heights, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom condo in Lower Crescent Heights, perfectly situated within walking distance to downtown, Bridgeland's vibrant high street, restaurants, shops, and parks. Thanks to the unique topography of the area, this 3rd-floor unit offers both peace of mind and security, with an elevated outlook and uninterrupted views of Bridgeland's yet it's just 8 steps up from the lobby for easy access. The building has no elevator, keeping maintenance costs lower for owners. This spacious home stands out with its upgraded kitchen and bathroom, renovated bath with soaker tub and tile surround, newer triple-pane windows, fresh paint, and a romantic wood-burning fireplace. The open floor plan offers defined dining and living spaces, large bedrooms with ample storage (including a walk-in closet in the primary), in-suite laundry, and a walk-out patio for barbecues or morning coffee. Set on a newly re-paved, non-through street, this quiet and friendly 12-unit building offers peace of mind with secure access, ample visitor parking, and low condo fees that include heat, water, sewer, parking, waste, recycling, landscaping, and snow removal. With a fiscally responsible, self-managed condo board, a pet-friendly policy, and unbeatable walkability, this property delivers charm, security, and excellent value in one of Calgary's most desirable inner-city neighborhoods. (id:6289)



Built in 1981

Essential Information

Listing #	A2253014
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Square Footage	726
Year Built	1981
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	301, 409 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E0B3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, No Smoking Home, Parking
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Brick
Construction	Wood frame

Listing Details

Listing Office	RE/MAX Complete Realty
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