\$229,900 - 303, 409 1 Avenue Ne, Calgary

MLS® #A2249794

\$229,900

1 Bedroom, 1.00 Bathroom, 556 sqft Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Tremendous views of downtown Calgary from this pet friendly 3rd floor corner unit with assigned stall parking, in-suite laundry, freshly painted interior and wood burning fireplace. Enter into a front hall with the convenience of your own personal laundry set and dual door storage closet with organizers. The tiled 4-peice bath presents counter height storage vanity, new tiled tub surrounds and a low flow toilet. Just off the 4-piece bath is the bedroom with vinyl side window and dual door closet including organizers within. The galley style kitchen was reinvigorated in 2008 with Ikea cabinetry a full set of stainless-steel appliances including a slide in stove, over the range microwave and tiled back-splash. Set just off the kitchen is the nook with access to a massive vinyl sliding patio door leading out to your full-size balcony to take in the panoramic views, enjoy the summer days and nights or just relax and soak in your private outdoor space. Completing this home is the generous size lifestyle room with a focal corner wood burning fireplace. All located in a secure building, self-managed with a healthy reserve fund steps to everything and anything offering the ultimate comfort and convenience of inner city living!







Built in 1981

Essential Information

MLS® # A2249794

Price \$229,900

Bedrooms

1.00 Bathrooms

Full Baths 1

Square Footage 556

Acres 0.00

Year Built 1981

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

303, 409 1 Avenue Ne Address

Subdivision **Crescent Heights**

City Calgary County Calgary Province Alberta Postal Code T2E 0B3

Amenities

Amenities Parking

Parking Spaces

Alley Access, Assigned, Plug-In, Stall Parking

Interior

Interior Features Closet Organizers, Laminate Counters, No Animal Home, No Smoking

Home, Open Floorplan, Vinyl Windows

Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, **Appliances**

Washer, Window Coverings

Heating Baseboard. Natural Gas

Cooling None Fireplace Yes # of Fireplaces

Living Room, Stone, Wood Burning Fireplaces

of Stories 4

Exterior

Exterior Features None

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Siding

Additional Information

Date Listed August 22nd, 2025

Days on Market

Zoning M-C2

Listing Details

Listing Office RE/MAX First

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