

\$279,900 - 501, 417 3 Avenue Ne, Calgary

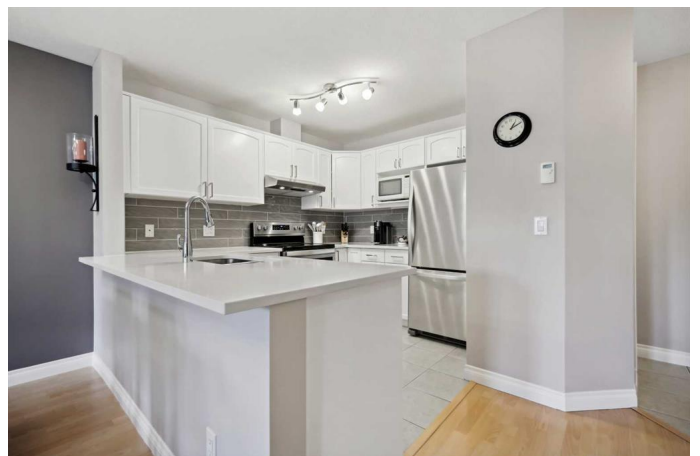
MLS® #A2209759

\$279,900

1 Bedroom, 1.00 Bathroom, 661 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your dream urban retreat in the community of Crescent Heights! This renovated, TOP FLOOR 1-bedroom, 1-bathroom condo offers a perfect blend of modern amenities and classic elegance, creating an inviting space that you'll love to call home. The condo features a beautifully updated kitchen with sleek countertops, stainless steel appliances, and ample cabinet space. There is a perfectly placed office nook is situated just off the dining space great for those working from home. The open-concept living area with large windows allow natural light to flood in, creating a bright and airy atmosphere complete with a corner gas fireplace. The private balcony offers a lovely outdoor space complete with a gas bbq hookup. The generously sized bedroom offers a peaceful retreat with plenty of closet space in the walk-through closet that leads into the well sized 4-piece bathroom. To finish off this lovely space you have conveniently located in-suite laundry. This home also comes with a titled heated underground parking stall. Built in 2003, this building is solid and is extremely well maintained and managed. Situated just minutes away from downtown Calgary and steps away from Bridgeland. The area boasts a variety of dining, shopping, and entertainment options, along with easy access to public transportation and major roadways. Residents can enjoy the proximity to beautiful parks and the scenic Bow River pathway. Don't miss out!



Built in 2003

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2209759 |
| Price | \$279,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 661 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 501, 417 3 Avenue Ne |
| Subdivision | Crescent Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 0H7 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 1 |
| Parking | Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | In Floor |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|-----|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 5 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 3 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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