

\$319,900 - 504, 417 3 Avenue Ne, Calgary

MLS® #A2200339

\$319,900

1 Bedroom, 1.00 Bathroom, 793 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

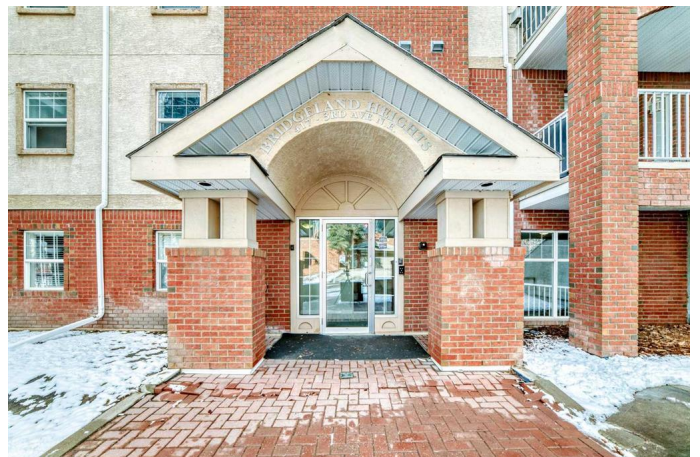
Welcome to this beautiful one bedroom plus den top floor unit. Located in Crescent heights a trendy inner City Neighbourhood. An unbeatable location, you are just 10-minute walk from downtown, river pathways, Bridgeland, transit, shopping and numerous excellent restaurants and cafes. Inside this spacious unit boasts beautiful laminate floors, open floor plan a large kitchen with stainless steel appliances, quartz countertops. The large south facing patio provides a stunning downtown view and has a Gas BBQ Hookup. While the living room features a cozy gas burning fireplace. Located of the living room is in-suite laundry with a stacked washer & dryer & extra space for storage. The spacious master bedroom has a walk-in closet with access to the 4 pce bathroom. The flex room can serve as a den or office. A BONUS TWO LARGE UNDERGROUND ,TITLED PARKING STALLS WITH AN ADDITIONAL STORAGE ROOM. Also secured underground visitor parking stalls. This is a pet friendly building with size restrictions. You are close to the C-Train, Calgary Zoo, Memorial Drive, Deerfoot and bus routes.

Built in 2004

Essential Information

MLS® # A2200339

Price \$319,900



| | |
|----------------|-------------------|
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 793 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 504, 417 3 Avenue Ne |
| Subdivision | Crescent Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 0H7 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Garage Door Opener, Oversized, Parkade, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | In Floor, Hot Water |
| Cooling | Window Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| # of Stories | 5 |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 51 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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