

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

MLS® #A2253014

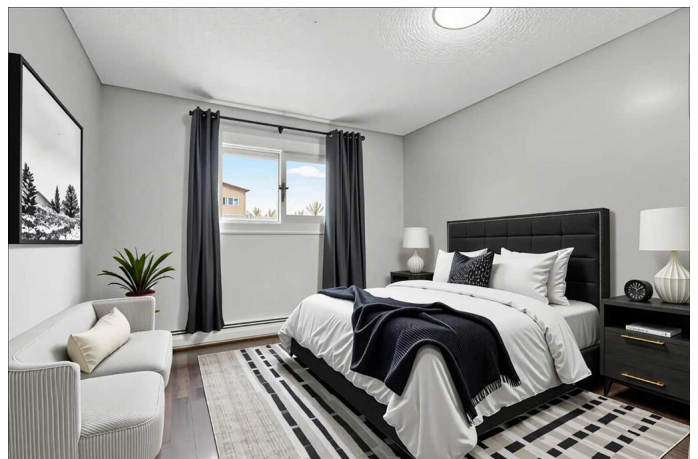
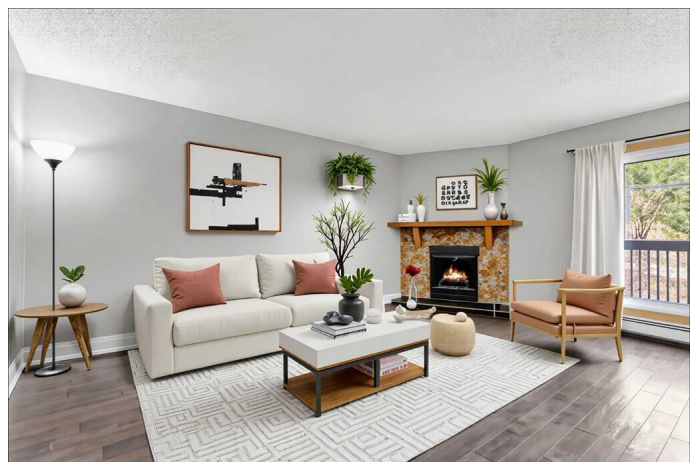
**\$259,900**

2 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0.00 Acres

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.



Built in 1981

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253014          |
| Price          | \$259,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 726               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301, 409 1 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0B3              |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking                                |
| Parking Spaces | 1                                      |
| Parking        | Alley Access, Assigned, Stall, Plug-In |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Vinyl Windows                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Living Room, Mantle, Stone, Wood Burning                                                      |
| # of Stories      | 3                                                                                             |

**Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 64                  |
| Zoning         | M-C2                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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