

405, 417 3 Avenue NE
Calgary, Alberta

MLS # A2159174



\$349,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,111 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 755
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Hello, Gorgeous! Discover the ideal blend of comfort and convenience with this 1111 SQFT 2 bedroom, 2 bath plus den condo, nestled in the lively Crescent Heights neighborhood. The open entry greets you with 1 spacious closet making storage of your shoes and coats a breeze! The open floor plan effortlessly connects the living room with a corner gas fireplace and dining area, creating an excellent space for entertaining. The generous kitchen features a breakfast bar with seating, plenty of storage and ample room for multiple chefs to work. The main living area is filled with tons of natural light and opens up to your south and west exposures with views of downtown! The balcony includes a gas barbecue line, perfect for summer grilling. The spacious master bedroom provides a serene escape with its walk-through closet leading to your 4-piece ensuite bathroom. Separated by the living room is your second bedroom is also generously sized, complete with a large closet and windows. The den offers versatility, serving as a private office or extra storage. For convenience, an in suite laundry room features a stacked washer and dryer. A titled heated underground parking stall ensures your vehicle is protected from the elements as well as additional visitor parking for your guests. Enjoy the benefits of a prime location just a short walk from downtown's vibrant shops and restaurants, as well as the scenic Bow River pathways for a peaceful retreat into nature. This condo represents more than just a residence—it's a lifestyle choice that perfectly balances urban excitement with homey comfort. Whether you're a professional seeking proximity to work or a small family desiring city living, this Crescent Heights treasure is sure to captivate.