

**102, 417 3 Avenue NE**  
**Calgary, Alberta**

**MLS # A2171874**



**\$349,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 742

**Basement:** -

**LLD:** -

**Exterior:** Brick, Stucco, Wood Frame

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Open Floorplan, Tile Counters, Walk-In Closet(s)

**Inclusions:** N/A

This spacious inner-city condo perched on the hill in Crescent Heights offers a tremendous value for the savvy buyer. With two bedrooms plus den, two bathrooms and 1083 square feet of open floorplan space you will not be cramped for space here. The kitchen is larger than your average condo kitchen with a full stainless appliance package, a raised breakfast bar and abundant cabinetry. The adjacent living and dining area has a corner gas fireplace for those cozy winter nights and has the space for you to make it how you want it. The oversized patio is 36 feet long so you can have some outdoor living space of your own. The two spacious bedrooms are well separated in opposite corners of the unit. The primary bedroom has its own ensuite and a walk-in closet. Neutral colors, great condition and extremely clean you can just move in now and enjoy. There is an in-suite laundry pair along with titled heated underground parking for the complete package. Mere minutes from downtown, the amenities of Bridgeland, and real walking distance to transit, a pedestrian lifestyle is a realistic possibility here. Come and see for yourself today!