

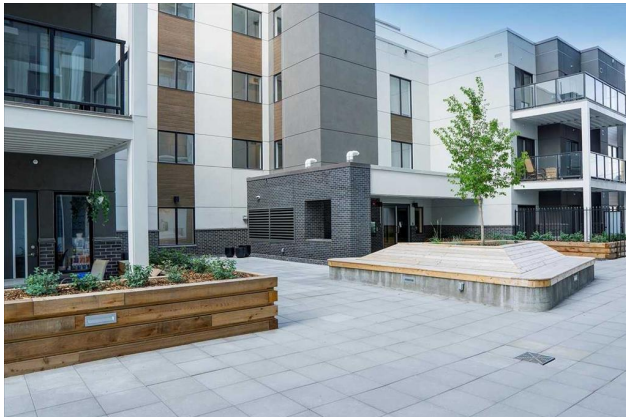


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**455 1 Avenue #305, Calgary T2E0B3**

MLS®#: **A2144435** Area: **Crescent Heights** Listing Date: **06/26/24** List Price: **\$289,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2023**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **None,Off Street**

Finished Floor Area

Abv Sqft: **426**  
 Low Sqft:  
 Ttl Sqft: **426**

DOM

**82**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard,Private Entrance**

Construction: **Stucco,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 12`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`4" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>8`5" x 10`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>

Legal/Tax/Financial

Condo Fee: **\$420** Title: **Fee Simple** Zoning: **DC**  
 Fee Freq: **Monthly**  
 Legal Desc: **2311205**

Remarks

Pub Rmks: **Modern finishes and beautiful city and mountain views await in this exceedingly stylish 1 bedroom condo in a sustainable, environmentally conscious building with a trendy inner-city community. Private and safe the gated courtyard creates a tranquil entrance into the ultra-urban lobby. A neutral colour pallet, a timeless design, vinyl plank flooring and loads of natural light come together seamlessly forming a welcoming sanctuary. The chef's kitchen features full-height cabinets, stainless steel appliances, stone countertops, subway tile backsplash and a breakfast bar island to gather around. Large patio sliders off the living room provide endless views while relaxing and entertaining both inside and out. Wake up each day to tranquil views showcased out of oversized windows in the primary bedroom. The stylish design is continued into the 4-piece bathroom. The large balcony is the ideal backdrop to your summer barbeques and evening lounging with a glass railing so that none of the views are obstructed. Adding to your convenience are in-suite laundry, an additional storage locker. Outstandingly located between Crescent Heights and Bridgeland within walking distance to everything - great restaurants, lively pubs, quaint cafes, farmer's markets, boutique shopping, city transit and numerous parks as well as downtown, the river and East Village!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





