



THE A-TEAM

RE/MAX FIRST

417 3 Avenue #405, Calgary T2E 0H7

MLS®#: A2159174 Area: Crescent Heights Listing Date: 08/26/24 List Price: \$349,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2003

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Heated Garage,Underground

Finished Floor Area

Abv Sqft: 1,111
Low Sqft:
Ttl Sqft: 1,111

DOM

23
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Hot Water
Sewer:
Ext Feat: BBQ gas line

Construction: Brick,Stucco
Flooring: Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings
Int Feat: Breakfast Bar,Elevator,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Kitchen, Office, and Walk-In Closet.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$755

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

0313250

Remarks

Pub Rmks:

**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.**

Inclusions:

None

Property Listed By:

Royal LePage Benchmark

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







