



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**417 3 Avenue #102, Calgary T2E 0H7**

MLS®#: **A2171874**

Area: **Crescent Heights**

Listing Date: **10/08/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$3,149k, 09-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,084**  
Low Sqft:  
Ttl Sqft: **1,084**

DOM

**44**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Open Floorplan,Tile Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	19`4" x 16`6"	Kitchen	Main	10`0" x 8`9"
Bedroom - Primary	Main	14`11" x 13`0"	4pc Ensuite bath	Main	8`9" x 5`0"
Walk-In Closet	Main	8`9" x 5`1"	Bedroom	Main	13`10" x 9`5"
4pc Bathroom	Main	8`9" x 7`10"	Office	Main	8`6" x 6`6"
Foyer	Main	7`10" x 4`7"			

Legal/Tax/Financial

Condo Fee:  
**\$742**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0313250**

Remarks

Pub Rmks: **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!**

Inclusions:  
Property Listed By: **N/A  
Coldwell Banker Home Smart Real Estate**

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

**102, 417.3 AVENUE NE**  
SITING MEASUREMENTS PROVIDED - 12/20/17/18  
MAIN LEVEL (AGL) - 1084 SQ. FT. / 100.77 SF  
TOTAL ABOVE GRADE FLOOR SIZE - 1084 SQ. FT. / 100.77 SF







