

417 3 Avenue #102, Calgary T2E 0H7

Utilities:

Crescent Heights A2171874 10/08/24 List Price: \$349,900 MLS®#: Area: Listing

Status: Active Calgary Change: Association: Fort McMurray County: -\$3,149k, 09-Oct

Date:

General Information

Prop Type: Residential Sub Type: **Apartment**

City/Town: Calgary Finished Floor Area 2003 Year Built: Abv Saft: 1,084

Low Sqft: Lot Information

Ttl Sqft: Lot Sz Ar: 1.084 Lot Shape:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

1

2.0 (2 0)

Apartment

44

Access: Lot Feat:

Park Feat: Parkade, Titled, Underground

Utilities and Features

Flooring:

Roof: **Asphalt Shingle** Construction:

Heating: In Floor, Hot Water, Natural Gas Brick, Stucco, Wood Frame

Sewer:

Ext Feat: Other 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)

Room Information

Level Room Level **Dimensions** Room **Dimensions** Living/Dining Room CombinationMain 19`4" x 16`6" Kitchen Main 10`0" x 8`9" **Bedroom - Primary** 4pc Ensuite bath 8'9" x 5'0" Main 14`11" x 13`0" Main 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"

Main 7`10" x 4`7" Foyer Legal/Tax/Financial

Title: Condo Fee: Zoning: \$742 M-C2

Fee Simple

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: N/A

Property Listed By: Coldwell Banker Home Smart Real Estate

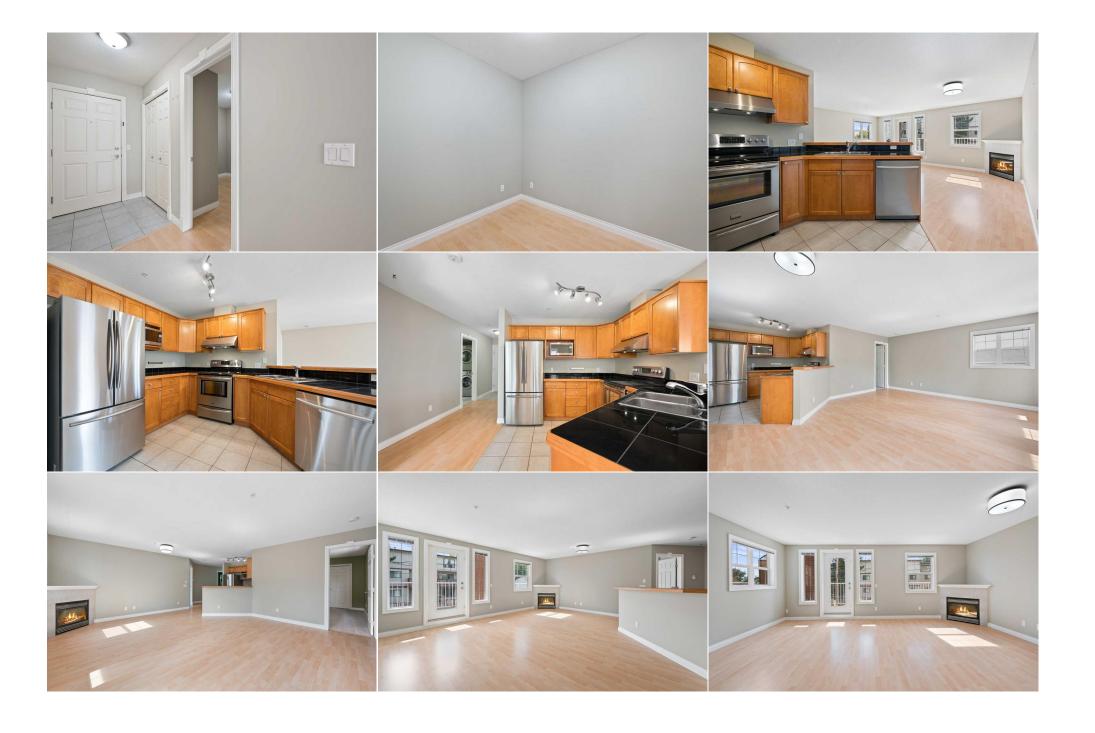
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