



THE
A-TEAM

**RE/MAX
FIRST**

410 1 Avenue #304, Calgary T2E 0B4

MLS®#: **A2194257**

Area: **Crescent Heights**

Listing Date: **02/15/25**

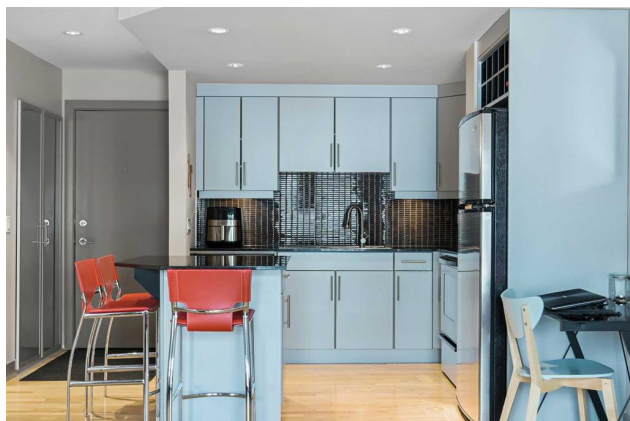
List Price: **\$229,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Alley Access,Asphalt,Assigned,Off Street,On Street,Parking Lot,Paved,Stall

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Boiler**
Sewer:
Ext Feat: **Balcony**

Construction: **Metal Siding ,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,No Animal Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`3" x 9`2"	Kitchen	Main	9`2" x 8`5"
Dining Room	Main	11`10" x 5`4"	Bedroom - Primary	Main	10`7" x 9`9"
Walk-In Closet	Main	8`1" x 2`0"	Foyer	Main	4`8" x 3`6"
Laundry	Main	5`10" x 2`10"	4pc Bathroom	Main	7`6" x 7`5"
Balcony	Main	9`4" x 3`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$526

Fee Simple

M-C2

Fee Freq:
Monthly

Legal Desc: 9611227

Remarks

Pub Rmks: Experience modern living in this beautiful condo at The Rialto, a boutique building in the heart of Crescent Heights. The location is unbeatable—tucked away in a quiet neighbourhood yet just steps from the vibrant energy of Crescent Heights and Bridgeland. Trendy cafes, boutique shops, yoga studios, parks, and art markets are all within walking distance. Enjoy an effortless commute to downtown, explore nearby communities like Kensington and East Village, or take advantage of the Bow River pathways for biking and scenic strolls. With Memorial Drive providing quick access to the mountains, adventure is always within reach. Inside this stylish unit, you'll find an open-concept design with rich hardwood flooring throughout, a sleek 4-piece bathroom and ample sized bedroom. The kitchen is delightful, with its large granite island, abundant prep counter space and stainless steel appliances. The in-suite stacked washer and dryer (installed in 2022) offer ultimate convenience. New porcelain flooring in the washroom and laundry room. Also the bathroom and kitchen faucets are also new. Assigned parking stall outside#15 for your private use. Don't miss your chance to own this beautifully updated condo in one of Calgary's most sought-after neighbourhoods—schedule your private viewing today!

Inclusions: NA
Property Listed By: RE/MAX House of Real Estate

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



