

# \$279,900 - 501, 417 3 Avenue Ne, Calgary

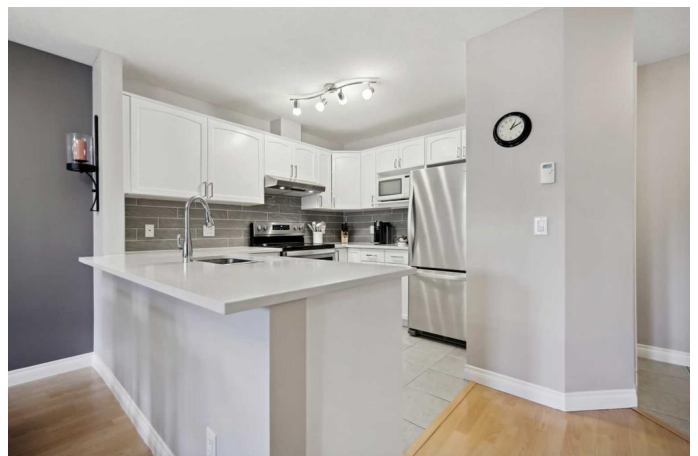
MLS® #A2209759

## \$279,900

1 Bedroom, 1.00 Bathroom, 661 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your dream urban retreat in the community of Crescent Heights! This renovated, TOP FLOOR 1-bedroom, 1-bathroom condo offers a perfect blend of modern amenities and classic elegance, creating an inviting space that you'll love to call home. The condo features a beautifully updated kitchen with sleek countertops, stainless steel appliances, and ample cabinet space. There is a perfectly placed office nook situated just off the dining space great for those working from home. The open-concept living area with large windows allow natural light to flood in, creating a bright and airy atmosphere complete with a corner gas fireplace. The private balcony offers a lovely outdoor space complete with a gas bbq hookup. The generously sized bedroom offers a peaceful retreat with plenty of closet space in the walk-through closet that leads into the well sized 4-piece bathroom. To finish off this lovely space you have conveniently located in-suite laundry. This home also comes with a titled heated underground parking stall. Built in 2003, this building is solid and is extremely well maintained and managed. Situated just minutes away from downtown Calgary and steps away from Bridgeland. The area boasts a variety of dining, shopping, and entertainment options, along with easy access to public transportation and major roadways. Residents can enjoy the proximity to beautiful parks and the scenic Bow River pathway. Don't miss out!



Built in 2003

## Essential Information

MLS® #	A2209759
Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	661
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	501, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H7

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Underground
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	In Floor
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	11
Zoning	M-C2

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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