

# \$207,900 - 303, 409 1 Avenue Ne, Calgary

MLS® #A2249794

**\$207,900**

1 Bedroom, 1.00 Bathroom, 556 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

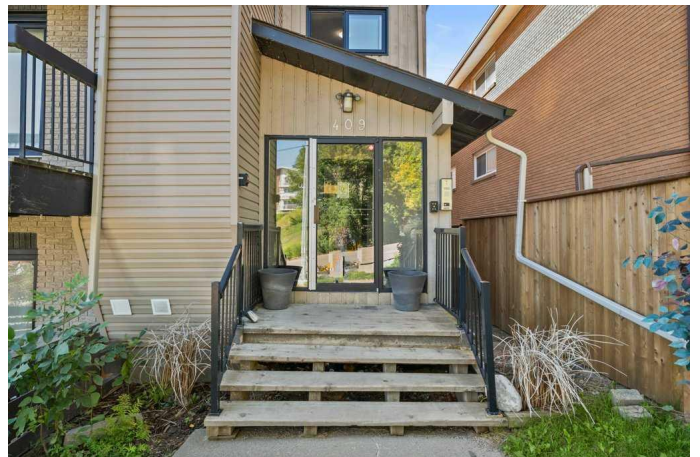
Tremendous views of downtown Calgary from this pet friendly 3rd floor corner unit with assigned stall parking, in-suite laundry, freshly painted interior and wood burning fireplace. Enter into a front hall with the convenience of your own personal laundry set and dual door storage closet with organizers. The tiled 4-piece bath presents counter height storage vanity, new tiled tub surrounds and a low flow toilet. Just off the 4-piece bath is the bedroom with vinyl side window and dual door closet including organizers within. The galley style kitchen was reinvigorated in 2008 with Ikea cabinetry a full set of stainless-steel appliances including a slide in stove, over the range microwave and tiled back-splash. Set just off the kitchen is the nook with access to a massive vinyl sliding patio door leading out to your full-size balcony to take in the panoramic views, enjoy the summer days and nights or just relax and soak in your private outdoor space. Completing this home is the generous size lifestyle room with a focal corner wood burning fireplace. All located in a secure building, self-managed with a healthy reserve fund steps to everything and anything offering the ultimate comfort and convenience of inner city living!

Built in 1981

## Essential Information

MLS® #

A2249794



|                |                   |
|----------------|-------------------|
| Price          | \$207,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 556               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 303, 409 1 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0B3              |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking                                |
| Parking Spaces | 1                                      |
| Parking        | Alley Access, Stall, Assigned, Plug-In |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Laminate Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings        |
| Heating           | Natural Gas, Baseboard                                                                               |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Living Room, Wood Burning, Stone                                                                     |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingle                  |
| Construction | Brick, Vinyl Siding, Wood Siding |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 59                |
| Zoning         | M-C2              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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