

**308, 417 3 Avenue NE**  
**Calgary, Alberta**

**MLS # A2229728**



## \$368,000

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped		

<b>Heating:</b>	In Floor, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 738
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** n/a

Stunning Downtown and Bow River Valley Views | Crescent Heights | 2 Bed + Den | 2 Bath | 1,087 SF Experience city living at its finest in this beautifully updated 1,087 sq. ft. corner-unit condo, ideally located on a quiet cul-de-sac in sought-after Crescent Heights. Featuring unobstructed views of downtown Calgary and the Bow River Valley, this bright and spacious 2-bedroom, 2-bathroom home with a den offers the perfect combination of comfort, style, and convenience. Enjoy a thoughtfully designed open-concept layout, ideal for entertaining. The open designed kitchen includes a raised breakfast bar, and ample cabinetry. The generous dining area flows seamlessly into a cozy living room with a corner gas fireplace and access to your south-facing covered balcony with gas BBQ hook-up&mdash;perfect for year-round outdoor enjoyment. The oversized primary suite comfortably fits a king-sized bed with space for a desk or treadmill and features a walk-through closet with built-in shelving and a private 4-piece ensuite. The second bedroom, located on the opposite side of the unit for added privacy, captures the warmth of the morning sun&mdash;ideal for roommates or guests. A separate 4-piece main bath, and in-suite laundry complete the living space. Additional features include: -Dedicated den/flex room at the entrance &mdash; ideal for a home office -Titled underground heated parking stall -Lobby-level storage area -New baseboards and fresh paint throughout This building is steps from downtown, public transit, and the vibrant communities of Eau Claire, Bridgeland, and Kensington. Enjoy proximity to Prince's Island Park, Calgary Zoo, Telus Spark, the river pathways, and a host of local favorites including Luke's Drug Mart, coffee shops, and fine dining.