

**118, 1409 Centre A Street NE**  
**Calgary, Alberta**

**MLS # A2276257**



**\$425,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 751
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Ultimate inner city location; vibrant, walkable and accessible offering a great urban vibe with easy access to paths and transit. Living is easy in this well rounded, over 1350 sq.ft., 2 bedroom, 3 bath home with a large, airy flex room. Open concept, spacious living room with gas fireplace, dining room which can easily host large gatherings and kitchen with a convenient walk-in pantry and breakfast bar. Upstairs is equally well-designed with a primary bedroom, walk-in closet and ensuite bath. The generous second bedroom also includes a walk-in closet while the expansive open loft/flex space is perfect for a gym, home office or additional living area. You will appreciate the full size laundry and oodles of insuite storage, and the rare bonus of TWO underground heated parking stalls. Residents also enjoy access to a low-maintenance courtyard—an inviting amenity space to relax and unwind. A very special opportunity situated within a 5 minute walk to Rotary Park, Lawn bowling, Tennis Courts, Splash Park, Mini Art Galleries plus a 10 minute walk to downtown, the Bow River pathway, Prince's Island and St Patrick's Island.