

108, 647 1 Avenue NE
Calgary, Alberta

MLS # A2316394



\$280,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 740
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	MU-2 f4.0h22
Foundation:	-	Utilities:	-
Features:	Crown Molding, Elevator, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to #108, 647 1 Avenue NE — a beautifully refreshed inner-city gem in an unbeatable location! Just steps from scenic pathways, restaurants, shopping, transit, and all the amenities of downtown living, this move-in-ready condo offers exceptional value and comfort. This bright and spacious ground-floor unit has recently undergone extensive updates, including brand-new vinyl plank flooring throughout the living room, dining area, and hallway, new carpet in both bedrooms, professionally painted throughout, stylish new light fixtures, and new bedroom windows. Several of the light fixtures feature adjustable LED lighting, allowing you to choose between warm ambient light and bright white illumination to suit your mood and lifestyle. Located on the quiet south side of this pet-friendly (with board approval) building, this desirable unit enjoys one of the best locations in the complex, with no adjoining neighbours on either side for added privacy. The thoughtfully designed layout features two generously sized bedrooms with large closets, an open-concept living and dining area, and a versatile flex space ideal for a home office, reading nook, or additional entertaining space. The galley-style kitchen flows seamlessly into the dining area, while patio doors lead to your private partially covered patio — the perfect place to relax, entertain, or simply enjoy the peaceful surroundings. Laundry facilities and the heated underground parking stall are conveniently located just steps from the unit. An added bonus: with condo board approval, in-suite laundry may be permitted, offering even greater convenience and future value. Whether you're a first-time buyer, investor, or looking to downsize without compromising location or lifestyle, this beautifully updated home offers exceptional value in one of Calgary's most sought-after inner-city communities. With its

modern updates, private setting, and unbeatable location, this is an opportunity you won't want to miss.