

401, 316 1 Avenue NE
Calgary, Alberta

MLS # A2323460



\$184,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	625 sq.ft.	Age:	1963 (63 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

*** NEW PRICE *** . Welcome to an outstanding opportunity in the community of Crescent Heights, one of Calgary's most established and desirable inner-city neighbourhoods. Perfectly positioned just minutes from the downtown core, this bright and affordable 625 sq. ft. one-bedroom condominium offers exceptional value for first-time buyers, investors, or anyone seeking a low-maintenance urban lifestyle. AIRBnb friendly (must have board approval). From the moment you step inside, you'll appreciate the modern feel created by the new vinyl plank flooring that flows throughout the spacious living and dining areas. The open-concept design maximizes every square foot, creating a comfortable and functional space for everyday living and entertaining. The large north-facing patio doors flood the home with natural light while providing a peaceful outlook over the surrounding neighbourhood. Whether enjoying your morning coffee or relaxing after a busy day, the bright living area offers a welcoming retreat. One of the standout features of this property is the building itself. Constructed of concrete with approximately 6-inch thick floor systems, residents enjoy enhanced durability and superior noise reduction, compared to many wood-frame buildings. This solid construction helps create a quieter living environment, making it an ideal choice for those who value peace and privacy. The galley-style kitchen provides ample cabinetry and workspace, while the generously sized bedroom offers plenty of room for furnishings and storage. Practicality is another major advantage. Laundry facilities are conveniently located in the hallway on the same floor, (steps away from unit) with other laundry rooms available on every level of the building. The assigned parking stall is ideally situated just outside the main stairwell entrance, providing quick and easy access to your

vehicle year-round. Yes, there is also an elevator for anyone with mobility issues. Location is everything and Crescent Heights delivers. Residents enjoy exceptional access to downtown Calgary, river pathways, public transit, restaurants, coffee shops, shopping, and countless amenities. Whether commuting to work, enjoying a night out, or taking advantage of Calgary's extensive pathway system, everything is within easy reach. Adding even more value are the affordable condo fees, helping keep monthly ownership costs manageable while providing the convenience and lifestyle benefits condominium living offers.