

302, 354 2 Avenue NE
Calgary, Alberta

MLS # A2324274



\$399,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,241 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Guest, Heated Garage, Paved, See Remarks, Titled, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, See Remarks, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 860
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: n/a

Rarely do you find a fully renovated inner-city condo that combines incredible outdoor living space, breathtaking city views, and two titled underground parking stalls. This beautifully updated 2-bedroom + den, 2-bathroom home offers over 400 sq. ft. of private outdoor space and an unbeatable walkable location close to downtown, Bridgeland, Prince's Island Park, and the Bow River pathway system. Located in a quiet concrete building, this spacious and thoughtfully designed floor plan features extensive renovations throughout. The updated kitchen showcases granite countertops, stainless steel appliances, ample cabinetry, and a raised breakfast bar that opens seamlessly to the dining and living areas. Large windows and patio doors fill the home with natural light while framing the stunning city views. Recent upgrades include all new flooring, modern flat-painted ceilings throughout, updated bathrooms, newer windows, and a newer washer and dryer. The spacious primary retreat features a renovated ensuite with a large walk-in shower, while the second bedroom and versatile den provide flexible space for guests, a home office, hobbies, or additional storage. The true showpiece is the massive 400 sq. ft. private deck—an exceptional extension of the living space that offers endless possibilities for entertaining, gardening, relaxing, and enjoying the city skyline. Additional features include two titled underground parking stalls, two large storage lockers, and a heated underground parkade—rare amenities that add tremendous value and convenience. Enjoy one of Calgary's most desirable inner-city lifestyles with easy access to Bridgeland's cafes and restaurants, downtown, Prince's Island Park, shopping, transit, and recreational amenities. Pet-friendly and professionally managed, this is a turnkey opportunity for buyers seeking space, views, and

walkable urban living. Video for this condo here. <https://youtu.be/369ggbjXkD0>