

305, 431 1 Avenue NE
Calgary, Alberta

MLS # A2326900

\$169,800



No Photo Available

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	688 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Soaking Tub, Storage		

Inclusions: N/A

ATTENTION INVESTORS: Vacant and ready for immediate possession! This top-floor 2-bedroom condo with in-unit laundry and titled parking is an outstanding opportunity in one of Calgary's most desirable inner-city locations. Just minutes from Downtown Calgary and Bridgeland, this highly walkable neighbourhood continues to attract strong rental demand from young professionals and International/Local students. ATTENTION FIRST-TIME BUYERS & YOUNG PROFESSIONALS: Looking for unbeatable inner-city value? This is your chance to own in Crescent Heights at an incredibly affordable price. With 5% down, that's approximately \$8,500, making homeownership more attainable than you might think. Why keep paying your landlord's mortgage when you could start building equity in a move-in-ready home? Enjoy the privacy of top-floor living, the convenience of titled parking, and a location that puts you steps from downtown, Bridgeland, river pathways, parks, cafés, restaurants, shopping, and transit. Spend less time commuting and more time enjoying everything the inner city has to offer. Affordable. Vacant. Top Floor. Titled Parking. Inner City. Whether you're looking for a smart investment or an affordable place to call home, this property delivers exceptional value in an unbeatable location.