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505, 333 2 Avenue NE Calgary, Alberta

MLS # A2354259

$374,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,367 sq.ft.	**Age:**	1981 (45 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Heated Garage, Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 879
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-

Features: Ceiling Fan(s), Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV wall mount

OPEN HOUSE SATURDAY OCTOBER 31, 11:00am-1:00pm Looking for something unique? Look no further, this is the unit you’ve been waiting for! This impressive space boasts 1,370 square feet, 3 beds and 2.5 baths and has been freshly painted throughout. Situated on a no-through road creating a quiet and tranquil setting, it feels like your own private hideaway. This multi-level unit presents more like a townhome with the convenience of condo living. The focal point of the main floor is the soaring ceilings and the wood burning fireplace. Appreciate the full stone wall that spans floor to ceiling. Love art? Plenty of space to exhibit your collection. The updated Kitchen features new pendant & dining lighting, stainless steel appliances (new stove in 2024), solid maple cabinets, granite countertops and tile backsplash. The dining space is conveniently located off the kitchen providing room for cooking and entertaining. Half bath and laundry (new washer/dryer 2024) are also located on the main floor. Upstairs is a lofted flex area that can be used in a multitude of ways such as a reading area or office. Lots of natural light from the sky light fills the space. The primary bedroom is a good size, allowing for multiple furniture configurations. Large walk in closet and 3 piece ensuite bathroom complete the upstairs. On the lower level is 2 more good sized bedrooms. One of the lower level bedrooms has a massive walk in closet, providing even more storage space. The lower level also has a 4 piece bathroom with bathtub and the large storage area. The gorgeous tree lined street provides privacy while you enjoy warm nights on the balcony. 2 underground side by side titled parking stalls and bike storage complete the package. Centrally located in Crescent heights close to walking paths, Bridgeland and downtown. Don’t miss your opportunity to own this one of a

kind condo!

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