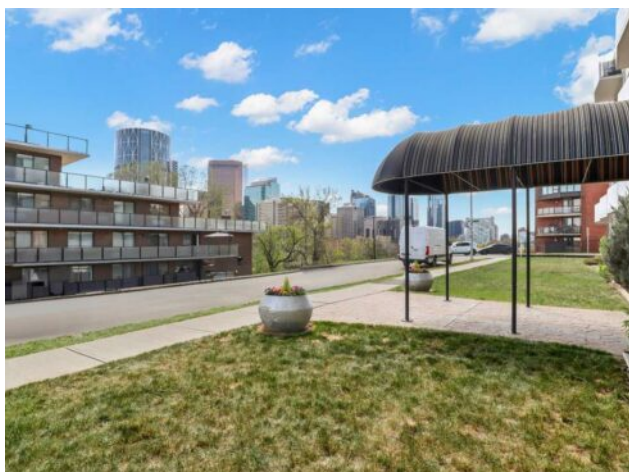


307, 316 1 Avenue NE
Calgary, Alberta

MLS # A2220445



\$219,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	726 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 467
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Curtain Rods

Live in the Heart of Crescent Heights! This bright and well-maintained 2-bedroom end unit apartment offers an incredible opportunity to enjoy inner-city living with unbeatable access to downtown via Centre Street Bridge and Edmonton Trail. Whether you're commuting or exploring, everything is right at your doorstep. Just steps away, you'll find a vibrant mix of local shops, cafés, and restaurants, as well as the beautifully maintained Rotary Park, where you can enjoy tennis, lawn bowling, afternoon picnics, or simply take in the panoramic views of downtown Calgary, the Bow River, and the Rocky Mountains. Love the outdoors and culture? Spend your weekends walking to Prince's Island Park for live music or enjoy a relaxing lunch at River Café's iconic patio. This unit has just been refreshed with new carpet, modern LED lighting, and fresh paint, making it move-in ready. The property is vacant and available for quick possession—perfect for first-time buyers, investors, or those looking to downsize without compromising location or lifestyle.