

504, 417 3 Avenue NE  
Calgary, Alberta

MLS # A2200339



# \$319,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Oversized, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautiful one bedroom plus den top floor unit. Located in Crescent heights a trendy inner City Neighbourhood. An unbeatable location, you are just 10-minute walk from downtown, river pathways, Bridgeland, transit, shopping and numerous excellent restaurants and cafes. Inside this spacious unit boasts beautiful laminate floors, open floor plan a large kitchen with stainless steel appliances, quartz countertops. The large south facing patio provides a stunning downtown view and has a Gas BBQ Hookup. While the living room features a cozy gas burning fireplace. Located of the living room is in-suite laundry with a stacked washer & dryer & extra space for storage. The spacious master bedroom has a walk-in closet with access to the 4 pce bathroom. The flex room can serve as a den or office. A BONUS TWO LARGE UNDERGROUND ,TITLED PARKING STALLS WITH AN ADDITIONAL STORAGE ROOM. Also secured underground visitor parking stalls. This is a pet friendly building with size restrictions. You are close to the C-Train, Calgary Zoo, Memorial Drive, Deerfoot and bus routes.