

\$291,000 - 306, 417 3 Avenue Ne, Calgary

MLS® #A2109555

\$291,000

1 Bedroom, 1.00 Bathroom, 795 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

An easy, maintenance-free lifestyle awaits in this smart immaculate 1 bed+den, 1 bath South-facing unit. Wifi-enabled door lock combined with smart lighting and plugs make living at home easy. An oversize heated underground parking stall means youâ€™ll never sweep snow off your truck again. Entertain over the expansive granite countertops, prepare dinners with the all new stainless steel appliances. Pass the cold nights in front of the cozy gas stone fireplace complemented by the in floor heat. Enjoy the rainfall shower accessible from the master bedroom via the walk-through closet. Den provides a yoga space, office, gear storage, or spare bedroom for those overnight guests. Partial views of downtown including The Bow and Calgary Tower. South-facing balcony with gas outlet allows the prospective buyer to take advantage of the summer evenings for BBQ, or perfect conditions for maintaining plants.

Built in 2004

Essential Information

MLS® #	A2109555
Price	\$291,000
Sold Price	\$291,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	795



Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	306, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H7

Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Titled

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Stone Counters
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Microwave, Microwave Hood Fan, Refrigerator
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Mantle
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 9th, 2024
Days on Market	15
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office Bode Platform Inc.

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