

\$349,900 - 101, 417 3 Avenue Ne, Calgary

MLS® #A2138235

\$349,900

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

OPEN HOUSE CANCELLED | Beautiful and large 2 bed 2 bath renovated condo with titled underground parking, steps to downtown in the desirable community of Crescent Heights. This corner unit features an optimal layout with bedrooms on either side of the suite and windows on two sides. An idyllic setting with no adjoining neighbours, this ground floor unit is hidden amongst trees and foliage and offers a nice sized covered patio with gas line for BBQ. The renovated kitchen features quartz countertops, modern tiled backsplash, upgraded stainless appliances and under cabinet lighting. The raised breakfast bar overlooks the generous sized living room with enough space for a formal dining area. The large living room with numerous windows features a gas fireplace and opens onto the private patio area. The primary bedroom offers ample room for a queen-sized bed with two bedside tables, large walk-in closet and updated 4 piece ensuite. The second bedroom is also a good size and offers a large closet and access to the second bathroom. This lovingly upgraded and maintained home includes all window coverings, 3 wall mounted TV's, ceiling fans, luxury vinyl plank flooring throughout, in suite laundry and underground titled parking. All this in a desirable inner-city location with some of the most eclectic and up and coming locals Calgary has to offer. NO Post tension and pet friendly building. Steps to the river pathway system, downtown, Bridgeland shops and



numerous parks and amenities, this one has it all and won't last long!

Built in 2003

Essential Information

MLS® #	A2138235
Price	\$349,900
Sold Price	\$371,777
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	101, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0H7

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	220 Volt Wiring, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Electric Range, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 14th, 2024
Days on Market	8
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Rimrock Real Estate
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