

# \$319,900 - 310, 1507 Centre A Street Ne, Calgary

MLS® #A2140385

**\$319,900**

2 Bedroom, 2.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

VACANT - Ready to move in. Welcome to this bright and airy west-facing condo located on the 3rd floor of the highly sought-after Madison building in Crescent Heights. This beautifully maintained 2-bedroom, 2-bathroom unit is available immediately.

Centrally located, this condo offers close proximity to downtown, public transit, restaurants, coffee shops, and local stores, making it ideal for those seeking a convenient urban lifestyle. The spacious open-concept living area is filled with natural light, creating a warm and inviting atmosphere.

The modern kitchen is equipped with granite countertops, brand-new appliances, perfect for all your culinary needs. The living room features a cozy gas fireplace, adding both warmth and charm to the space. Step out onto the private west-facing balcony to enjoy stunning sunsets and a breath of fresh air.

This condo includes two spacious bedrooms and two full bathrooms, providing ample space and comfort. The convenience of in-unit laundry facilities ensures you have everything you need at your fingertips. Stay connected with high-speed fiber internet, making working from home simple and efficient.

The Madison is a QUIET, Concrete building, ensuring a peaceful living environment. it offers great value for first-time homeowners, people downsizing or those looking for a updated unit in a fantastic location. Parking is easy with secure underground parking, and additional visitor parking is available for your



guests. The building also features an exercise room, providing a convenient option for your fitness routine. This condo is ready for you to move in and make it your own. Don't forget to check out the 3D walkthrough to fully appreciate the layout and features of this beautiful condo. Schedule a viewing today to see why this property is the perfect place to call home.

Built in 2002

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2140385       |
| Price          | \$319,900      |
| Sold Price     | \$315,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 760            |
| Acres          | 0.00           |
| Year Built     | 2002           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 310, 1507 Centre A Street Ne |
| Subdivision | Crescent Heights             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2E 2Z8                      |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking |
| Parking Spaces | 1                                                        |
| Parking        | Underground                                              |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| # of Stories      | 6                                                                                   |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Roof              | Metal            |
| Construction      | Concrete, Stucco |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2024 |
| Date Sold      | June 28th, 2024 |
| Days on Market | 16              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 0.00            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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