

\$349,000 - 405, 417 3 Avenue Ne, Calgary

MLS® #A2159174

\$349,000

2 Bedroom, 2.00 Bathroom, 1,111 sqft

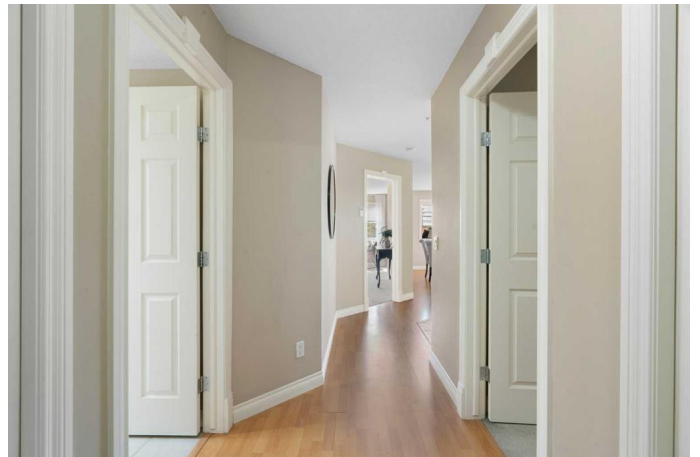
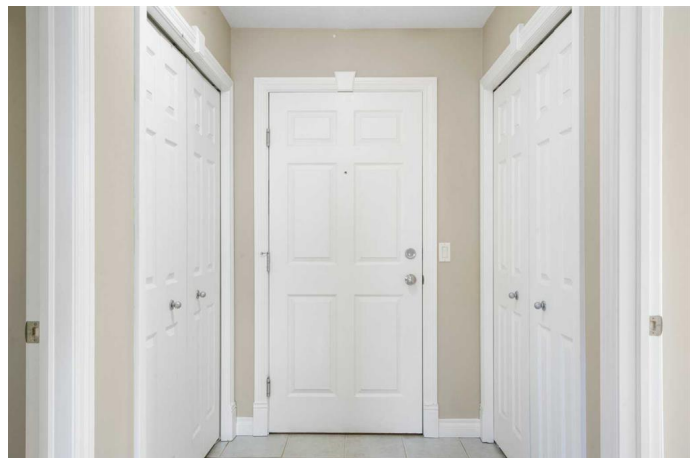
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Hello, Gorgeous! Discover the ideal blend of comfort and convenience with this 1111 SQFT 2 bedroom, 2 bath plus den condo, nestled in the lively Crescent Heights neighborhood. The open entry greets you with 1 spacious closet making storage of your shoes and coats a breeze! The open floor plan effortlessly connects the living room with a corner gas fireplace and dining area, creating an excellent space for entertaining. The generous kitchen features a breakfast bar with seating, plenty of storage and ample room for multiple chefs to work. The main living area is filled with tons of natural light and opens up to your south and west exposures with views of downtown! The balcony includes a gas barbecue line, perfect for summer grilling.

The spacious master bedroom provides a serene escape with its walk-through closet leading to your 4-piece ensuite bathroom. Separated by the living room is your second bedroom is also generously sized, complete with a large closet and windows. The den offers versatility, serving as a private office or extra storage. For convenience, an in suite laundry room features a stacked washer and dryer. A titled heated underground parking stall ensures your vehicle is protected from the elements as well as additional visitor parking for your guests.

Enjoy the benefits of a prime location just a short walk from downtown's vibrant shops and



restaurants, as well as the scenic Bow River pathways for a peaceful retreat into nature. This condo represents more than just a residence—it's a lifestyle choice that perfectly balances urban excitement with homey comfort. Whether you're a professional seeking proximity to work or a small family desiring city living, this Crescent Heights treasure is sure to captivate.

Built in 2003

Essential Information

MLS® #	A2159174
Price	\$349,000
Sold Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,111
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	405, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H7

Amenities

Amenities	Snow Removal, Trash, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Underground

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Elevator, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Hot Water
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Blower Fan, Living Room, Tile
# of Stories	5

Exterior

Exterior Features	BBQ gas line
Construction	Brick, Stucco

Additional Information

Date Listed	August 26th, 2024
Date Sold	September 26th, 2024
Days on Market	31
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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