

# \$319,900 - 504, 417 3 Avenue Ne, Calgary

MLS® #A2200339

**\$319,900**

1 Bedroom, 1.00 Bathroom, 793 sqft  
Residential on 0.00 Acres

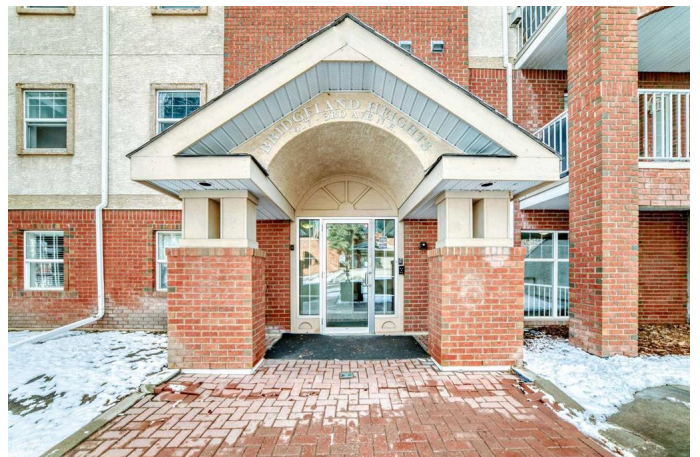
Crescent Heights, Calgary, Alberta

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.

Built in 2004

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2200339  |
| Price  | \$319,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 793               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 504, 417 3 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0H7              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Secured Parking, Trash, Visitor Parking        |
| Parking Spaces | 2   |
| Parking        | Garage Door Opener, Oversized, Parkade, Titled, Underground |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | In Floor, Hot Water   |
| Cooling           | Window Unit(s)  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle  |
| # of Stories      | 5   |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 26

Zoning M-C2

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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