



GRASSROOTS
REALTY GROUP

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101, 316 1 Avenue NE
Calgary, Alberta

MLS # A2232069



\$200,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	440 sq.ft.	Age:	1963 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this fully renovated ground-floor condo in the vibrant and sought-after community of Crescent Heights! Ideally located just steps from downtown Calgary, this stylish 1 Bedroom, 1 Bathroom unit is perfect for first-time buyers or savvy investors seeking a blend of location, comfort, and convenience. Step inside to a newly renovated bright and modern interior featuring brand new luxury vinyl plank flooring and fresh paint throughout. The kitchen and bathroom have been thoughtfully updated with elegant quartz countertops; including a custom quartz shower, along with built-in closet organizers, a stylish bench and brand new appliances. Every detail has been carefully curated for comfort and contemporary living. Enjoy the added convenience of a dedicated outdoor parking stall, assigned storage, and coin-operated laundry located just a short walk away on the second floor. This ground-floor unit offers easy access and an unbeatable lifestyle, with breathtaking views of Calgary's iconic skyline just outside the building. Surrounded by scenic pathways, parks and green spaces, this home offers the perfect balance of urban energy and natural beauty. Whether you're looking for a place to call home or a smart investment opportunity, this condo checks all the boxes. Don't miss your chance to own in one of Calgary's most picturesque and walkable neighbourhoods. Call your favourite Realtor to book your private showing today!