



GRASSROOTS
REALTY GROUP

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1, 125 10 Avenue NE
Calgary, Alberta

MLS # A2240827



\$399,900

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	590 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Primary Downstairs		

Inclusions: NA

This fully renovated 3-bedroom bi-level condo offers over 1,100 sq ft of thoughtfully designed living space in the highly sought-after inner-city community of Crescent Heights. Located on a quiet, tree-lined street, this NW facing corner-unit is just minutes from downtown Calgary, Prince's Island Park, Rotary Park, pathways, transit, and local amenities including Sorella and the shops of Tigerstedt Block. The upper level features a bright, open-concept layout with a modern kitchen complete with breakfast bar, updated vinyl plank flooring, and a stylish 3-piece bathroom with in-suite laundry. The lower level includes three spacious bedrooms, providing a cool and comfortable retreat, particularly during warmer months. Part of a well-maintained, self-managed fourplex, this building has seen notable exterior improvements, including acrylic stucco. Condo fees are exceptionally low at just \$250/month, offering excellent value for owners or investors alike. Ideal for professionals, first-time buyers, or those seeking a low-maintenance investment property with strong cash flow potential. This is a rare opportunity to own in one of Calgary's most walkable and vibrant communities.