



GRASSROOTS
REALTY GROUP

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405, 410 1 Avenue NE
Calgary, Alberta

MLS # A2253119



\$220,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	490 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to your new home! This stunning top-floor 1 bedroom, 1 bathroom condo is the perfect opportunity for first-time buyers or savvy investors alike. Designed with an open-concept layout, the home is finished with rich hardwood floors, granite countertops, a perfectly sized kitchen island, and sleek stainless steel appliances. Natural light pours through the large balcony doors, creating a bright and inviting living space; ideal for enjoying those sunny summer days. The spacious primary bedroom offers plenty of comfort, while the 4-piece bathroom showcases a fully tiled bathtub. For added convenience, the unit includes in-suite laundry with a stackable washer and dryer. An assigned parking stall is also included. Perfectly located just minutes from downtown Calgary, the Bow River pathways, and some of the city's best restaurants, shopping, and amenities, this home combines modern comfort with unmatched urban convenience. Opportunities like this don't come up often. Schedule your private showing today!