



GRASSROOTS
REALTY GROUP

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302, 417 3 Avenue NE
Calgary, Alberta

MLS # A2267254



\$249,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	667 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: Bookcases, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 460

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: Weber barbeque on balcony

Welcome to this beautiful one bedroom condo located on a quiet cul-du-sac in the desirable inner city community of Crescent Heights. You are a pleasant walk to the Bow River pathways, Bridgeland, Eau Claire, the city center, Prince's Island Park, The Zoo as well as many excellent cafes and restaurants. The spacious open concept floor plan boasts in-floor heating throughout, well cared for laminate floors and features a large kitchen with new stainless steel appliances, ample cupboards and counter space and a dedicated dining area. The living room includes a cozy gas fireplace and a built-in desk with bookshelf offering a home-office/work space area. A door provides access to the balcony. The bbq, which stays with the unit, is hooked up to the natural gas line. The carpeted, large bedroom can accommodate a king size bed with side tables in addition to other bedroom furniture. The roomy walk through closet leads to a 4 piece bath which can also be accessed from the main hallway. The laundry room has a new stacked washer and dryer combo and shelves for storage. There is also a front hall closet for coats and footwear. The underground heated parking is titled with visitor parking also available. The building accepts pets with restrictions.