



GRASSROOTS
REALTY GROUP

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102, 316 1 Avenue NE
Calgary, Alberta

MLS # A2275537



\$149,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	432 sq.ft.	Age:	1963 (63 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Tile
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Elevator, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 287
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: NONE

Prime Location in Crescent Heights! This efficiently laid-out condo is located in one of Calgary's most desirable inner-city communities and offers a partial view of downtown Calgary. Enjoy unbeatable walkability to downtown, Bridgeland, river pathways, parks, cafes, restaurants, and transit—making it an ideal opportunity for first-time buyers, investors, or those seeking a low-maintenance urban lifestyle. With its exceptional location, inner-city convenience, and strong investment potential, this Crescent Heights condo is a fantastic opportunity to own in one of Calgary's most vibrant neighborhoods.