



**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:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 287

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

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

**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.