



402, 410 1 Avenue NE
Calgary, Alberta

MLS # A2292236



\$349,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,120 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,202
Basement:	-	LLD:	-
Exterior:	Mixed, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Pantry, Storage		

Inclusions: N/A

Experience luxury living at its finest in this stunning Crescent Heights penthouse, perfectly situated just moments from downtown. Boasting 2 bedrooms and 2 full bathrooms, this residence combines sophisticated design with unparalleled convenience. Step into the open-concept layout, enhanced by vaulted ceilings with striking accent beams and gleaming light-colored hardwood floors. South-facing windows flood the space with natural light while framing stunning city skyline views. Relax by the cozy gas fireplace or enjoy year-round comfort with central A/C. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, granite countertops, and a walk-in pantry, complemented by numerous thoughtful upgrades throughout. The spacious bedrooms offer both comfort and style, while the spa-inspired master suite includes a walk-in steam shower and double large closets. Step out from the living room onto the big balcony, perfect for BBQs and entertaining while enjoying spectacular views. Additional perks include 2 assigned covered parking stalls and its own assigned storage unit. Nestled in a prime inner-city location, you're within walking distance to the trendy Bridgeland strip, Bow River, East Village, Kensington, Downtown, and the Bow River Pathway system. Explore nearby premier restaurants and lush city parks—everything you need for vibrant city living. This penthouse isn't just a home; it's a statement of style, comfort, and convenience. Don't miss the chance to own this exceptional residence!