



**503, 417 3 Avenue NE**  
**Calgary, Alberta**

**MLS # A2295579**



**\$365,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 755
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Experience elevated inner city living with south views in sought after Crescent Heights with this spacious 2 bedroom, 2 full bathroom condo plus a large den, offering over 1,000 sq. ft. of corner unit space and titled underground parking. Perched on a quiet cul-de-sac, this bright unit showcases stunning, unobstructed views of downtown Calgary and the Bow River Valley, creating the perfect backdrop for everyday living. The open concept layout is ideal for both relaxing and entertaining, featuring a functional kitchen with a raised breakfast bar, ample cabinetry, and seamless flow into the generous dining area and cozy living room complete with a corner gas fireplace. Step outside to your south facing covered balcony perfect for year round enjoyment. The primary bedroom easily accommodates a king sized bed and includes a walk-through closet with built in shelving and a private 4 piece ensuite. The second bedroom, positioned on the opposite side of the unit for added privacy, is ideal for guests, roommates, or family. A second full 4 piece bathroom and in suite laundry add everyday convenience. A standout feature is the large den, perfect for a home office, gym, or additional storage adding versatility to the space.