



**505, 316 1 Avenue NE  
Calgary, Alberta**

**MLS # A2296055**



**\$255,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crescent Heights                   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 549 sq.ft.                         | <b>Age:</b>   | 1963 (63 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 391 |
| <b>Basement:</b>   | -                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                         | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island |                   |        |

**Inclusions:** NA

Welcome to this beautifully updated TOP FLOOR 1-bedroom apartment! Located in the highly desirable community of Crescent Heights. Perfectly positioned just minutes from Downtown Calgary, this home offers the ideal balance of comfortable living and convenient city access. Located in one of Calgary's most sought-after inner-city neighborhoods, enjoy easy access to scenic river pathways, parks, local cafes, restaurants, and transit. Don't miss out on this opportunity, call your favourite Realtor to book a showing today!