



203, 431 1 Avenue NE
Calgary, Alberta

MLS # A2299738



\$184,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Paved, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: Under Counter Fridge (2)

Welcome to incredible inner-city value in the heart of Crescent Heights! This bright and beautifully updated 2-bedroom, 1-bathroom condo offers the rare combination of affordability and style that is increasingly hard to find in Calgary. Perfectly suited for first-time buyers, investors, or urban professionals, this move-in-ready home blends modern warmth with an unbeatable location. The open-concept layout is designed for both comfort and entertaining. The renovated kitchen stands out with unique butcher block countertops, breakfast bar seating, and ample storage. Large windows flood the unit with natural light, highlighting the updated flooring throughout. Plus, enjoy the ultimate convenience and peace of mind with your own heated underground secure parking stall—a true luxury for Calgary winters. Situated in one of Calgary’s most prestigious and vibrant communities, you are just steps away from the energy of downtown. Explore the Bow River pathways, Rotary Park, and McHugh Bluff, or walk to the trendy cafes and boutiques of Bridgeland and East Village. With quick access to SAIT and major transit routes, this location offers an exceptional lifestyle and outstanding long-term value. Don’t miss your chance to own a piece of Crescent Heights at a price that just makes sense. For more information on the community, photos, and a guided 360 tour, click the links below!