



**301, 410 1 Avenue NE**  
**Calgary, Alberta**

**MLS # A2303782**



**\$249,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	624 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Treed		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Metal Siding , Wood Frame, Wood Siding

**Foundation:** -

**Features:** Ceiling Fan(s), Kitchen Island, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 635

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to Crescent Heights living with downtown views at the Rialto. This chic 2-bedroom condo on the third floor delivers a clean, modern aesthetic with nothing left to do but move in. Thoughtfully updated throughout, it features brand new laminate flooring & carpet, fresh paint, California closets, and a freshly renovated bathroom that feels current and elevated. The open-concept layout is efficient and well designed. A sleek kitchen with stainless steel appliances, generous cabinetry, and a functional island anchors the space, flowing effortlessly into a bright living area framed by natural light. Step out and take in city views that remind you exactly why inner-city living hits different. Two versatile bedrooms offer flexibility for a home office/guest space, and in-suite laundry adds everyday ease to the space. The Rialto was updated substantially in 2007 and provides owners with secure bike storage as well as this unit includes a covered parking stall. All of this in Crescent Heights which means its walkable, connected and minutes to downtown, transit, parks, and local favourites. Turnkey. Stylish. Exactly where you want to be to enjoy inner city life to its fullest.