



201, 455 1 Avenue NE
Calgary, Alberta

MLS # A2120934



\$385,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	632 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Modern finishes and beautiful views await in this exceedingly stylish 2 bedroom 2 bathroom corner unit condo in a sustainable, environmentally conscious building within a trendy inner-city community. A neutral colour pallet, a timeless design, vinyl plank flooring and loads of natural light come together seamlessly forming a welcoming sanctuary. The chef's kitchen features full-height cabinets, stainless steel appliances, stone countertops, subway tile backsplash and a breakfast bar island to gather around. Large patio sliders off the living room provide endless views while relaxing and entertaining both inside and out. Wake up each day to tranquil mountain and city views showcased out of oversized windows from all rooms of this functional unit. The large balcony is the ideal backdrop to your summer BBQ's and if you require more entertaining space you can take your guests to the common rooftop patio with stunning views, an abundance of seating and public BBQ's. Adding to your convenience are in-suite laundry, one underground parking space and additional storage locker. Private and safe the gated courtyard creates a tranquil entrance into the ultra-urban lobby. Outstandingly located between Crescent Heights and Bridgeland within walking distance to everything – great restaurants, lively pubs, quaint cafes, farmer's markets, boutique shopping, city transit and numerous parks as well as convenient access to downtown.