



405, 417 3 Avenue NE
Calgary, Alberta

MLS # A2135419



\$374,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,095 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: n/a

Nestled in the vibrant neighborhood of Crescent Heights, this two-bedroom plus den condo offers the perfect blend of comfort and convenience. As you step inside, you're greeted by a warm and inviting atmosphere. The open floor plan flows seamlessly into the living room and dining area, great for entertaining. The large kitchen offers ample storage, and space for more than one chef. This corner unit offers both south and west exposures, drenching the unit in light. The balcony features a gas barbeque line, perfect for grilling during the summer months. The condo's prime location means you're just a stroll away from the heart of downtown, where you can enjoy the many shops and restaurants. The scenic Bow River pathways are also within easy reach, offering a tranquil escape into nature. The large master bedroom is a haven of tranquility, featuring a walk-through closet that leads to a well-appointed ensuite. The second bedroom is spacious, with a large closet and windows. The den area is perfect for a private office or can be used for storage. Laundry room is ideally located, with stacking washer and dryer. Secure heated underground parking keeps your vehicle safe and protected from the elements. Pet friendly with Board approval. This condo is more than just a place to live—it's a lifestyle choice for those seeking the perfect balance between urban excitement and homely comfort. Whether you're a professional looking to be close to work or a small family wanting the best of city living, this Crescent Heights gem is sure to impress.