



202, 316 1 Avenue NE
Calgary, Alberta

MLS # A2139029



\$254,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	645 sq.ft.	Age:	1963 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Views		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Wow! What a location. Views, views, views. Welcome to this beautifully renovated, affordable sunny south facing 644 sq. Ft. Large End Unit, 1 bedroom Corner Unit Condo Apartment, with a huge private balcony 26.5 ft long, facing downtown, with spectacular panoramic downtown and river views on the Ridge in Crescent Heights. This Concrete building is very well kept and maintained, and has an elevator. Recently renovated unit, freshly painted, with large windows, Stainless Steel appliances, granite countertops and large granite countertop Island 8 ft x 2 ft 9 inches. Low condo fee of \$412 per month covers all utilities except for electricity. There is a full hookup to accommodate an en-suite for a European Style One Unit Washer/Dryer Combo in the Entry Closet. In addition, there is a Separate Laundry Room on each floor. Bike Storage on main floor. Storage Locker separate from unit. One outdoor assigned paved parking stall with plug-in. Excellent location close to the Bow River Pathway System, walking distance to Downtown, Chinatown, Centre Street amenities and Bus Rapid Transit access, Rotary Off-leash Park, Prince's Island Park, St. Patrick's Island, Sunnyside, Bridgeland, SAIT and U of C.