



201, 431 1 Avenue NE
Calgary, Alberta

MLS # A2139263



\$245,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	708 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Experience the best of urban living in this 2 bedroom and 1 bathroom condo. Ideally situated in the vibrant heart of the city, this location offers unparalleled convenience and access to an array of amenities. The condo features a contemporary kitchen with sleek cabinets, granite countertops, and stainless steel appliances. Additional features include updated bathroom and in suite laundry. Enjoy the luxury of a titled underground parking stall, ensuring secure and convenient parking. The location is a standout, with easy access to public transit and the ability to walk to downtown in minutes. You'll find yourself surrounded by a plethora of dining, shopping, and entertainment options. Parks, fitness centers, and cultural attractions are all within close reach, making this an ideal spot for anyone looking to immerse themselves in the dynamic lifestyle Calgary offers. Don't miss this opportunity to live in a stylish, well-maintained complex in one of the city's most desirable neighbourhoods.