



305, 455 1 Avenue NE
Calgary, Alberta

MLS # A2144435



\$299,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	426 sq.ft.	Age:	2023 (1 yrs old)
Beds:	1	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 296
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters		

Inclusions: N/A

Modern finishes and beautiful city and mountain views await in this exceedingly stylish 1 bedroom condo in a sustainable, environmentally conscious building within a trendy inner-city community. Private and safe the gated courtyard creates a tranquil entrance into the ultra-urban lobby. 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 views showcased out of oversized windows in the primary bedroom. The stylish design is continued into the 4-piece bathroom. The large balcony is the ideal backdrop to your summer barbeques and evening lounging with a glass railing so that none of the views are obstructed. Adding to your convenience are in-suite laundry, an additional storage locker. 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 downtown, the river and East Village!