



101, 409 1 Avenue NE  
Calgary, Alberta

MLS # A2148221



**\$239,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	713 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 533
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Live in the beautiful community of Crescent Heights! This freshly painted unit is situated in a charming complex featuring 2 bedrooms, 1 full bath, and an assigned parking stall. This home boasts over 700 sq ft of comfortable living space. The spacious living room has beautiful laminate flooring throughout and a cozy wood-burning fireplace. The modern kitchen is equipped with granite countertops, pristine white cabinetry, and sleek black appliances. There are 2 generously sized bedrooms, both with ample closet space. A full 4-piece bath and in-unit laundry ensures convenience for all occupants. Enjoy the summer days outside on the private front patio. This home comes complete with an assigned parking stall. Enjoy proximity to school, playgrounds, restaurants, shopping, and transit. Whether you're searching for an excellent family home or an outstanding investment opportunity, this remarkable property caters to both. Book your private viewing today!