



104, 431 1 Avenue NE
Calgary, Alberta

MLS # A2185777



\$234,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	701 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	Views		

Heating: Baseboard, Natural Gas

Floors: Hardwood, Tile

Roof: Flat

Basement: None

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Open Floorplan, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: \$ 633

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: None

Beautifully updated, 2 bedroom ground level unit with a huge south-facing patio in the inner-city community of Crescent Heights! Immediately be impressed upon entry by the extensive natural light, wide open floor plan, engineered hardwood floors, stylish design and neutral colour pallet. The updated kitchen inspires culinary creativity featuring stainless steel appliances, full-height cabinets and a breakfast bar on the peninsula island to casually gather. Clear sightlines into the living room encourage seamless conversations great for entertaining and relaxing evenings in alike. Spend the warmer weather on the expansive patio enjoying summer barbeques with downtown and Calgary Tower views as the breathtaking backdrop. The beautiful engineered hardwood floors continue into the spacious bedrooms (no carpet!) and the bathroom has also been elegantly updated. Adding to your comfort and convenience is in-suite laundry with a full-sized washer and dryer. Titled underground parking in the heated parkade not only provides security but also keeps you and your vehicle happy in the cold winter months. Titled storage allows for the clutter to be out of your living spaces. Phenomenally located mere minutes to Downtown, the East Village, the Bow River and Bridgeland all with trendy shops, cafes and restaurants for you to peruse and enjoy. This affluent community is also anchored by tennis courts, a skating rink, public transit, excellent schools and many parks. Truly an exceptional home in an unbeatable location!