



**GRASSROOTS**  
REALTY GROUP

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201, 455 1 Avenue NE  
Calgary, Alberta

MLS # A2210907



**\$375,000**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	629 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

Airbnb-approved and professionally managed, this 2 bed, 2 bath condo in Bridgeland offers the perfect blend of investment potential and inner-city lifestyle. With a west-facing balcony showcasing breathtaking downtown views, this open-concept unit features stainless steel appliances, quartz countertops, in-suite laundry, and a spacious layout ideal for entertaining. The primary bedroom includes a private ensuite for added comfort and convenience. Enjoy secure and TITLED underground parking, a private storage locker, and access to a beautifully gated courtyard and ultra-modern lobby. When you need more space to host, take advantage of the rooftop patio with panoramic city views, multiple seating areas, and communal BBQs. Located just minutes from downtown without the noise, and steps to the Bow River, parks, trendy cafes, restaurants, markets, and boutique shops. Easy access to Edmonton Trail and Deerfoot Trail makes commuting a breeze, while the lively atmosphere of Bridgeland and nearby Crescent Heights adds charm and energy to your doorstep. Whether you're an investor or a first-time buyer, this home checks all the boxes.