

305, 417 3 Avenue NE
Calgary, Alberta

MLS # A2201966



\$359,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,101 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Oversized, Parkade, Secured, See Remarks, Stall, Ti		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 755
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Ideal for those craving the inner-city lifestyle, welcome to this bright South facing & sprawling 1,100+ sq ft, 2 bdrm, 2 full bath + den CORNER unit situated within the amenities rich Crescent Heights area. Thoughtfully designed, feel at home as soon as you walk in; the open concept layout emphasizes great flow & better privacy by placing the 2 bedrooms at opposite corners while the main living area is the focal point in the middle. The inviting kitchen has plenty to offer with lots of shaker style cabinetry, newer full size stainless steel appliances, & a built-in breakfast bar. Nearby, the large general living area (highlighted by a cosy corner fireplace) provides room to entertain family & friends alike while leaving ample space for a dedicated dining area or can be re-configured to your own liking. Being located higher up than most of your surrounding neighbours in the back along with a nice offset, the generous number of windows & the functional covered balcony allows you to soak in the urban environment & catch glimpses of downtown on your own terms. As the perfect retreat, the vast master bedroom will pamper you with a walk-in closet, a full 4 piece ensuite, & plenty of space to further add closets/dressers, make up table, or a reading corner. The 2nd & bedroom (with its own window) is also spacious while a dedicated den is the perfect spot for an office or a study - no need to sacrifice other spaces in the unit for this here! An additional 4-piece full bathroom, & laundry closet completes the package. Notable features include; newer luxury vinyl plank flooring (installed 2 yrs ago), BBQ gas line, in-floor radiant heating (no ugly baseboard heating here), titled oversized underground parking spot (with no neighbouring stalls beside), fresh paint throughout, roller window blinds already done, fiber optics internet (installed throughout building). Beyond the

home, enjoy being steps from transit and some of the most amazing eateries, cafes, & shops along Edmonton Tr while being walking distance to the picturesque Crescent Heights lookout point & Rotary Park (offering tennis courts, lawn bowling, splash park, playground, off leash dog area, & more) with trendy Bridgeland & East Village being nearby. Having Downtown, the numerous walkways along the Bow River close and quick access to 16th Ave, Memorial Tr, & Deerfoot Tr also makes this central location very attractive & convenient - perfect for buyers of all ages or those looking to add to their investment portfolio, come view this well maintained condo today!