

304, 417 3 Avenue NE
Calgary, Alberta

MLS # A2202671



\$365,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,016 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Tile, Vinyl

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: Breakfast Bar, Closet Organizers, French Door, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 694

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: Key Fob (2), Garage Door Remote (1)

Welcome to your urban oasis—an impeccably designed 1015.97 sq ft condo perfectly suited for professionals seeking a serene retreat close to downtown. The open-concept layout is bathed in natural light from expansive windows, highlighting contemporary touches such as quartz countertops and stainless steel appliances in the gourmet kitchen. Relax in the inviting living room, accentuated by a cozy gas fireplace, or unwind in the spacious primary bedroom complete with a walk-in closet and a chic 4-piece ensuite. A separate second bedroom, thoughtfully positioned on the opposite side of the unit, offers privacy and easy access to another full bathroom. Clever storage solutions include a discreetly tucked-away laundry closet and a large indoor parking stall with an additional storage shed. Ideally located within a short stroll to a range of amenities, this beautiful, spacious condo is the perfect blend of comfort and convenience for modern city living.