

103, 420 3 Avenue NE  
Calgary, Alberta

MLS # A2206464



**\$234,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	598 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Tile, Wood

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 484

**Basement:** -

**LLD:** -

**Exterior:** Brick, Wood Siding

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** No Smoking Home

**Inclusions:** N/A

Ideally located in the highly sought-after community of Crescent Heights, this bright and spacious 1-bedroom, 1-bathroom apartment is perfect for first-time buyers or investors alike. Freshly painted throughout and featuring engineered wood floors in the main living areas, this home offers both style and comfort. The kitchen boasts stainless steel appliances, shaker-style cabinets, and a raised breakfast bar, seamlessly flowing into the dining and living areas. Sliding doors lead to an oversized, south-facing patio, ideal for a BBQ and full-sized patio set. The well-appointed bedroom, fully tiled 4-piece bathroom, in-suite laundry, and assigned underground parking complete this well-rounded and competitively priced home. Crescent Heights offers a prime location within walking distance to downtown, the Bow River pathways, trendy Bridgeland, and easy access to major routes around the city. Call today to book your private viewing!