

**206, 417 3 Avenue NE
Calgary, Alberta**

MLS # A2225518



\$269,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: -

Welcome to BRIDGELAND HEIGHTS in CRESCENT HEIGHTS!!! Yes, a ONE BEDROOM UNIT WITH A DEN is available for you to move in and enjoy living in Calgary's most desirable inner-city neighbourhoods - CRESCENT HEIGHTS and Yup! BRIDGELAND, just across Edmonton Trail. This spacious South Facing One Bedroom Unit with a den is move-ready, OR if you wish to UPDATE IT TO THE NINES, it is definitely a great option. The bright open layout makes this unit SUPER ROOMY - kitchen with raised bar, living room with a corner fireplace, plus a huge balcony, perfect for summer extra living space and get together. A generous size bedroom has a walk-through closet to the full bathroom. And, a FLEX ROOM/DEN for your home office, library or a game room. This unit comes with Titled Underground Parking. EXCELLENT LOCATION? For sure! Bridgeland Heights is in a quiet NO THROUGH TRAFFIC road, nice walkable distance to Downtown Calgary, Walking Trails along the Bow River -RiverWalk/BowRiver Pathway, Restaurants, Coffee Shops, Parks, Off Leash Dog Park, Public Transit, Churches and more. CHECK PHOTOS !!!Don't miss this chance, call your preferred Realtor to view this property.