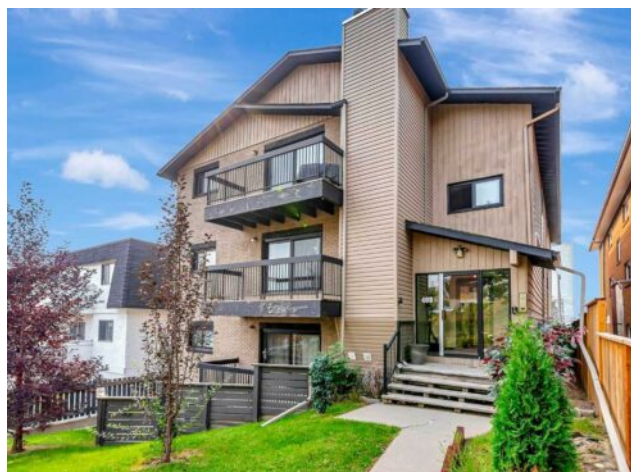


301, 409 1 Avenue NE
Calgary, Alberta

MLS # A2253014



\$259,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	726 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom condo in Lower Crescent Heights, perfectly situated within walking distance to downtown, Bridgeland's vibrant high street, restaurants, shops, and parks. This spacious home stands out with its upgraded kitchen and bathroom, renovated bath with soaker tub and tile surround, newer triple-pane windows, fresh paint, and a romantic wood-burning fireplace. The open floor plan offers defined dining and living spaces, large bedrooms with ample storage (including a walk-in closet in the primary), in-suite laundry, and a walk-out patio for barbecues or morning coffee. Set in a quiet, friendly 12-unit building, you'll enjoy low condo fees that include heat, water, sewer, parking, waste, recycling, landscaping, and snow removal, plus the peace of mind of secure access and a fiscally responsible, self-managed condo board. Pet-friendly with plenty of visitor parking, this property combines charm, convenience, and unbeatable walkability—making it an excellent value in one of Calgary's most desirable inner-city neighborhoods.