

**403, 354 3 Avenue NE
Calgary, Alberta**

MLS # A2259690



\$338,800

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: N/A

Welcome to your serene city sanctuary perched on a quiet, no-through street in one of Calgary's most desirable locations. This thoughtfully updated 2-bedroom home offers unobstructed panoramic views of East Village, Bridgeland, and even a front-row seat to the Stampede fireworks — all framed by mature trees right outside your windows for added privacy and charm. With a south-facing orientation, natural light pours in throughout the day, while the balcony above provides strategic summer shading, keeping your home comfortably cool. Step out onto your sprawling private balcony — large enough for a BBQ, patio furniture, potted garden, and even a hammock — and take in the fresh air and city skyline. Inside, the updated kitchen features granite countertops, a new tiled backsplash, a functional island, and a cleverly integrated European-style front loading washer/dryer system. The adjacent dining area includes stylish shelving and a designer Herman Miller pendant light, creating a perfect space for entertaining. Stylish wall paneling adds architectural interest, while generous storage solutions — including a walk-in storage room, linen closet, large entry closet, and spacious bedroom closets — offer room for everything from bikes and extra tires to seasonal décor. The second bedroom/office features custom built-in shelving ideal for books, art, or files. This well-managed, concrete building is known for its quiet, respectful community and exceptional upkeep by long-standing board members and diligent property management. Units here rarely come available. Additional highlights include Secure underground parking with a recycling room, Garbage chute conveniently located on your floor, New ceiling fans in bedrooms and updated lighting in hallway, Access to a rooftop patio and 3rd-floor sauna, Walking distance

to downtown, Bridgeland, Crescent Heights, Inglewood, and Kensington, Just steps to Rotary Park, Blush Lane, and Luke's Drug Mart for everyday essentials. If you're looking for a beautiful, light-filled home with unbeatable views, seamless access to the city's best neighbourhoods, and a true sense of community — this is the one.