

**402, 409 1 Avenue NE
Calgary, Alberta**

MLS # A2261340

\$246,500



Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		
Inclusions:	none		

Gorgeous downtown views await from this top-floor condo in very good condition! Bathed in natural light from its south-facing exposure, this home features a sleek white kitchen with stainless steel appliances, slate floors, and large patio doors leading to a sunny 12' balcony. The spacious living room is a showstopper, offering panoramic city views and a charming corner wood-burning fireplace—perfect for cozy evenings. With two generous bedrooms, in-suite laundry, and thoughtful updates throughout, this condo blends comfort and convenience. The location is unbeatable: just a quick stroll to downtown, the trendy Bridgeland cafés and restaurants, and the Bow River pathway system. This well-managed building offers peace of mind with recent upgrades including newer windows, balconies, patio doors, and a new roof (April 2024). Don't miss this opportunity to enjoy vibrant city living with style, views, and value!