

**101, 316 1 Avenue NE**  
**Calgary, Alberta**

**MLS # A2232069**



**\$207,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	440 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 287
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to this fully renovated ground-floor condo in the vibrant and sought-after community of Crescent Heights! Ideally located just steps from downtown Calgary, this stylish 1 Bedroom, 1 Bathroom unit is perfect for first-time buyers or savvy investors seeking a blend of location, comfort, and convenience. Step inside to a newly renovated bright and modern interior featuring brand new luxury vinyl plank flooring and fresh paint throughout. The kitchen and bathroom have been thoughtfully updated with elegant quartz countertops; including a custom quartz shower, along with built-in closet organizers, a stylish bench and brand new appliances. Every detail has been carefully curated for comfort and contemporary living. Enjoy the added convenience of a dedicated outdoor parking stall, assigned storage, and coin-operated laundry located just a short walk away on the second floor. This ground-floor unit offers easy access and an unbeatable lifestyle, with breathtaking views of Calgary's iconic skyline just outside the building. Surrounded by scenic pathways, parks and green spaces, this home offers the perfect balance of urban energy and natural beauty. Whether you're looking for a place to call home or a smart investment opportunity, this condo checks all the boxes. Don't miss your chance to own in one of Calgary's most picturesque and walkable neighbourhoods. Call your favourite Realtor to book your private showing today!