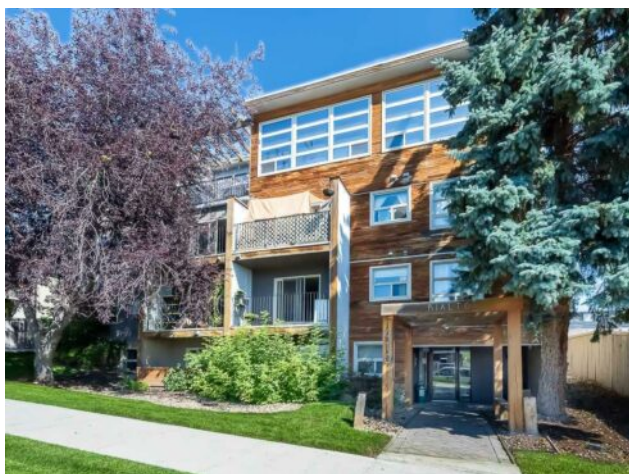


**303, 410 1 Avenue NE**  
**Calgary, Alberta**

**MLS # A2244929**



**\$229,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crescent Heights                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 492 sq.ft.                         | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                   |
|--------------------|---------------------------------------------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                            |
| <b>Floors:</b>     | Carpet, Hardwood                                  |
| <b>Roof:</b>       | -                                                 |
| <b>Basement:</b>   | -                                                 |
| <b>Exterior:</b>   | Metal Siding , Wood Frame, Wood Siding            |
| <b>Foundation:</b> | -                                                 |
| <b>Features:</b>   | Granite Counters, No Smoking Home, Open Floorplan |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 524 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-C2   |
| <b>Utilities:</b> | -      |

**Inclusions:** NA

Welcome to the vibrant and walkable inner city community of Crescent Heights. This well-appointed one-bedroom condo offers an exceptional opportunity for affordable inner-city living without compromising on style or location. Nestled on a quiet street just moments from the downtown core, this home is ideal for professionals, first-time buyers, or investors. Step inside to discover a bright and open-concept layout featuring rich hardwood flooring throughout the main living space and new carpet in the bedroom for added comfort. The spacious kitchen is designed for both functionality and style, boasting stainless steel appliances, a modern glass tile backsplash, ample cabinetry, and plenty of counter space, perfect for cooking and entertaining. The living area is warm and welcoming, with room to relax or host friends, and patio doors leading to a balcony let in plenty of natural light. The bedroom is generously sized with good closet space, and the bathroom is clean and modern. Additional features include in-suite storage and in-suite laundry. Enjoy the unbeatable location, just steps from the shops, cafes, and restaurants of Bridgeland, the Bow River pathways, public transit, and downtown Calgary. Whether you are looking to live in or rent out, this is a fantastic opportunity to own in one of Calgary's most sought after communities.