

\$265,000 - 403, 417 3 Avenue Ne, Calgary

MLS® #A2198946

\$265,000

1 Bedroom, 1.00 Bathroom, 661 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Are you hoping to find a place in a trendy inner city neighbourhood, like Crescent Heights, Bridgeland or Renfrew? But prefer a newer building without post-tension cables, poly-b, or any old construction method? Ideally with in-suite laundry, underground heated parking & perks like a Gas Fireplace + a roomy floor plan? You've found the ONE! Below the top floor, you'll find Unit 403. As soon as you enter, you'll LOVE the open floor plan w/ handscraped laminate flooring throughout & a tiled entrance w/ a coat closet. To your right is your kitchen w/ painted wooden cabinet fronts, stainless steel newer appliances incl. a double oven, custom pull out drawers in your entire kitchen, a lazy susan & a raised breakfast bar w/ space for seating. This unit may be a 1 bed/1 bath but unlike the newer buildings around this area w/ tiny units, this one is very spacious w/ space for a dining table w/ a centered light & a large living room w/ an updated CORNER GAS FIREPLACE. You have a NW facing balcony, looking onto a quiet street w/ no commuter traffic & you've got a GAS BBQ HOOKUP. Back inside is your large primary bedroom w/ space for a king bed w/ nightstands, or a queen bed as you see pictured, a 2-sided extra-long OPEN CLOSET & a door onto your ensuite/guest bathroom. With an extended vanity providing tons of counter space & a tub/shower combo. Before leaving the unit and back at the entrance, you have a door that leads to your in-suite laundry w/ a stacked



washer/dryer & extra space for storage. This unit is currently rented to a long-term tenant who's been AMAZING, and this building was built in 2003, meaning that compared to many buildings in the area which are either really old or brand new + much smaller & a lot more \$\$, Unit 403 provides a nice in-between, a building w/ a solid build, strong windows to support our climate, you even have Fiber Optic Internet for those who work from home. Last but not least, your heated underground parking stall is #30, where you have space to store your tires or to put a small shed in front of your car + you have SECURED UNDERGROUND VISITOR PARKING as well. Located in Crescent Heights - kiddie corner to Bridgeland - this property offers a terrific location w/ a Walk Score of 91, Transit Score of 73 & a Bike Score of 74. You're less than 10 mins. to central parts of downtown, you have the Bow River Pathways to enjoy, Prince's Island Park, East Village, Bridgeland & Kensington PLUS you have all the amazing local stores, cafes & dining, playgrounds, green spaces, lookouts, Blush Lane Organic down the street. You're close to the C-train, you have great bus routes & you're minutes to Deerfoot, Memorial Drive, the Calgary Zoo, SAIT & so much more. Perfect to live in, or rent out, in a pet friendly building w/ size restrictions. What are you waiting for! WATCH THE VIDEO!

Built in 2003

Essential Information

MLS® #	A2198946
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	661

Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H7

Amenities

Amenities	Parking, Secured Parking, Bicycle Storage, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Underground, Enclosed, Guest

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Gas Starter, Glass Doors
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed March 5th, 2025
Days on Market 9
Zoning M-C2

Listing Details

Listing Office RE/MAX First

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