

# \$234,900 - 103, 420 3 Avenue Ne, Calgary

MLS® #A2206464

## \$234,900

1 Bedroom, 1.00 Bathroom, 598 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

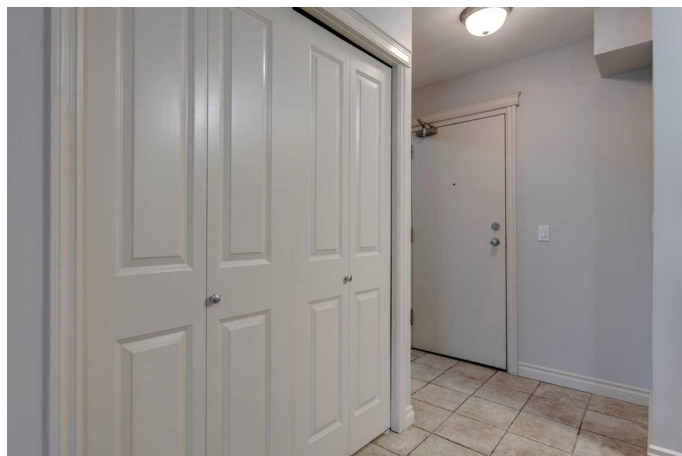
Ideally located in the highly sought-after community of Crescent Heights, this bright and spacious 1-bedroom, 1-bathroom apartment is perfect for first-time buyers or investors alike.

Freshly painted throughout and featuring engineered wood floors in the main living areas, this home offers both style and comfort. The kitchen boasts stainless steel appliances, shaker-style cabinets, and a raised breakfast bar, seamlessly flowing into the dining and living areas. Sliding doors lead to an oversized, south-facing patio, ideal for a BBQ and full-sized patio set. The well-appointed bedroom, fully tiled 4-piece bathroom, in-suite laundry, and assigned underground parking complete this well-rounded and competitively priced home. Crescent Heights offers a prime location within walking distance to downtown, the Bow River pathways, trendy Bridgeland, and easy access to major routes around the city. Call today to book your private viewing!

Built in 1982

### Essential Information

MLS® #	A2206464
Price	\$234,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	598
Acres	0.00



Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	103, 420 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H6

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Wood Siding

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	4
Zoning	M-C2

### **Listing Details**

Listing Office	The Home Hunters Real Estate Group Ltd.
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.