

# \$319,900 - 504, 417 3 Avenue Ne, Calgary

MLS® #A2200339

**\$319,900**

1 Bedroom, 1.00 Bathroom, 793 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

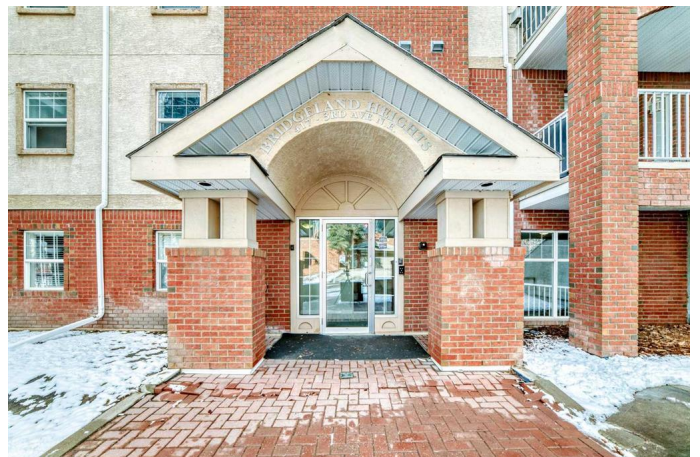
Welcome to this beautiful one bedroom plus den top floor unit. Located in Crescent heights a trendy inner City Neighbourhood. An unbeatable location, you are just 10-minute walk from downtown, river pathways, Bridgeland, transit, shopping and numerous excellent restaurants and cafes. Inside this spacious unit boasts beautiful laminate floors, open floor plan a large kitchen with stainless steel appliances, quartz countertops. The large south facing patio provides a stunning downtown view and has a Gas BBQ Hookup. While the living room features a cozy gas burning fireplace. Located of the living room is in-suite laundry with a stacked washer & dryer & extra space for storage. The spacious master bedroom has a walk-in closet with access to the 4 pce bathroom. The flex room can serve as a den or office. A BONUS TWO LARGE UNDERGROUND ,TITLED PARKING STALLS WITH AN ADDITIONAL STORAGE ROOM. Also secured underground visitor parking stalls. This is a pet friendly building with size restrictions. You are close to the C-Train, Calgary Zoo, Memorial Drive, Deerfoot and bus routes.

Built in 2004

## Essential Information

MLS® # A2200339

Price \$319,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	793
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	504, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H7

### **Amenities**

Amenities	Elevator(s), Trash, Visitor Parking, Secured Parking
Parking Spaces	2
Parking	Garage Door Opener, Oversized, Parkade, Titled, Underground

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Hot Water, In Floor
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	5

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	46
Zoning	M-C2

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.