

# \$348,000 - 308, 417 3 Avenue Ne, Calgary

MLS® #A2229728

**\$348,000**

2 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

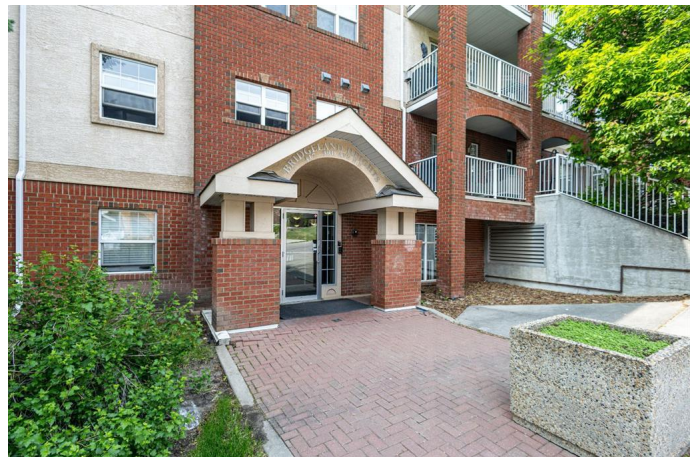
Crescent Heights, Calgary, Alberta

Stunning Downtown and Bow River Valley Views | Crescent Heights | 2 Bed + Den | 2 Bath | 1,087 SF

Experience city living at its finest in this beautifully updated 1,087 sq. ft. corner-unit condo, ideally located on a quiet cul-de-sac in sought-after Crescent Heights. Featuring unobstructed views of downtown Calgary and the Bow River Valley, this bright and spacious 2-bedroom, 2-bathroom home with a den offers the perfect combination of comfort, style, and convenience.

Enjoy a thoughtfully designed open-concept layout, ideal for entertaining. The open designed kitchen includes a raised breakfast bar, and ample cabinetry. The generous dining area flows seamlessly into a cozy living room with a corner gas fireplace and access to your south-facing covered balcony with gas BBQ hook-up—perfect for year-round outdoor enjoyment.

The oversized primary suite comfortably fits a king-sized bed with space for a desk or treadmill and features a walk-through closet with built-in shelving and a private 4-piece ensuite. The second bedroom, located on the opposite side of the unit for added privacy, captures the warmth of the morning sun—ideal for roommates or guests. A separate 4-piece main bath, and in-suite laundry complete the living space.



Additional features include:

-Dedicated den/flex room at the entrance â€” ideal for a home office

-Titled underground heated parking stall

-Lobby-level storage area

-New baseboards and fresh paint throughout

This building is steps from downtown, public transit, and the vibrant communities of Eau Claire, Bridgeland, and Kensington. Enjoy proximity to Princeâ€™s Island Park, Calgary Zoo, Telus Spark, the river pathways, and a host of local favorites including Lukeâ€™s Drug Mart, coffee shops, and fine dining.

Built in 2003

### Essential Information

MLS® #	A2229728
Price	\$348,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	308, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 0H7

### **Amenities**

Amenities	Elevator(s), Storage
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	67
Zoning	M-C2

### **Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.