\$329,900 - 304, 455 1 Avenue Ne, Calgary

MLS® #A2254160

\$329,900

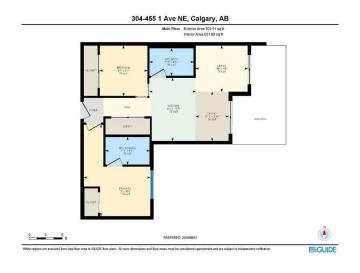
2 Bedroom, 2.00 Bathroom, 632 sqft Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your stunning top floor unit with breathtaking view of Calgary Downtown. Fourth Ave bridge over the Bow river, an enchanting Air BnB friendly, modern air-conditioned condo. Minto partnered with PCL, to design and construct this 2023 building, that perfectly blends style, comfort, and convenience. This bright and airy 2-bedroom, 2-bathroom home features a contemporary open-concept layout with large windows that flood the space with natural light. The sleek kitchen is designed with functionality and aesthetics in mind, offering an island with an eating bar, perfect for casual dining or entertaining. A spacious dining area flows seamlessly into the cozy yet open living room, creating a welcoming atmosphere for both everyday living and hosting guests. Step out onto the expansive private large wrap around balconyâ€"ideal for morning coffee, evening relaxation, or summer BBQs. The primary bedroom is a true retreat, complete with a private 4-piece ensuite, while the second bedroom and bathroom provide comfort and flexibility for guests, a home office, or growing families. Thoughtfully designed with modern finishes throughout, this unit offers a perfect blend of practicality and style, making day-to-day living both easy and enjoyable. Situated in a desirable, amenity-rich neighborhood, this location offers the best of both convenience and lifestyle. Just steps from your door, you'll find an array of local cafes, restaurants, and boutique shops that give the







area its unique charm. Enjoy leisurely strolls or active outings along nearby riverside pathways and green spaces, or take advantage of the close proximity to fitness centers, grocery stores, and essential services. Public transit is easily accessible, simplifying your commute whether you're headed downtown or exploring the city. With everything you need within reachâ€"including your own spacious balcony oasisâ€"this is a home that truly delivers on comfort, location, and modern living.

Built in 2023

Essential Information

MLS® # A2254160 Price \$329,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 632
Acres 0.00

Year Built 2023

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 304, 455 1 Avenue Ne

Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2E 0B3

Amenities

Amenities Elevator(s), Roof Deck, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Titled, Underground

Interior

Interior Features Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air
Cooling Wall Unit(s)

of Stories 3

Exterior

Exterior Features Balcony

Construction Brick, Concrete, Wood Frame

Additional Information

Date Listed September 5th, 2025

Days on Market 1

Zoning DC

Listing Details

Listing Office RE/MAX Complete Realty

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