

# \$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), Secured Parking, Trash, Visitor 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	In Floor, Hot Water
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	16
Zoning	M-C2

### **Listing Details**

Listing Office      RE/MAX Real Estate (Mountain View)

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