

# \$199,900 - 101, 409 1 Avenue Ne, Calgary

MLS® #A2204613

**\$199,900**

2 Bedroom, 1.00 Bathroom, 713 sqft  
Residential on 0.00 Acres

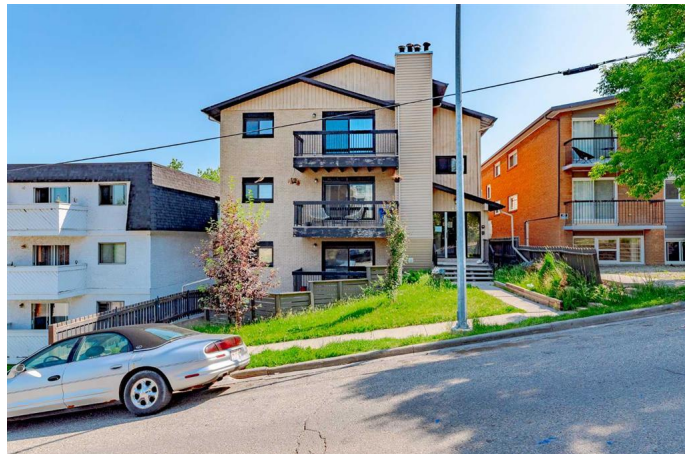
Crescent Heights, Calgary, Alberta

Live in the beautiful community of Crescent Heights! This unit is situated in a charming complex featuring 2 bedrooms, 1 full bath, and an assigned parking stall. This home boasts over 700 sq ft of comfortable living space. The spacious living room has beautiful laminate flooring throughout and a cozy wood-burning fireplace. The modern kitchen is equipped with granite countertops, pristine white cabinetry, and sleek black appliances. There are 2 generously sized bedrooms, both with ample closet space. A full 4-piece bath and in-unit laundry ensures convenience for all occupants. Enjoy the summer days outside on the private front patio. This home comes complete with an assigned parking stall. Enjoy proximity to school, playgrounds, restaurants, shopping, and transit. Whether you're searching for an excellent family home or an outstanding investment opportunity, this remarkable property caters to both. Book your private viewing today!

Built in 1979

## Essential Information

MLS® #	A2204613
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	713



Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	101, 409 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0B3

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

### **Exterior**

Exterior Features	None
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	11
Zoning	M-C2

### **Listing Details**

Listing Office

2% Realty

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.