

# \$265,000 - 403, 417 3 Avenue Ne, Calgary

MLS® #A2198946

**\$265,000**

1 Bedroom, 1.00 Bathroom, 661 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Are you hoping to find a place in a trendy inner city neighbourhood, like Crescent Heights, Bridgeland or Renfrew? But prefer a newer building without post-tension cables, poly-b, or any old construction method? Ideally with in-suite laundry, underground heated parking & perks like a Gas Fireplace + a roomy floor plan? You've found the ONE! Below the top floor, you'll find Unit 403. As soon as you enter, you'll LOVE the open floor plan w/ handscraped laminate flooring throughout & a tiled entrance w/ a coat closet. To your right is your kitchen w/ painted wooden cabinet fronts, stainless steel newer appliances incl. a double oven, custom pull out drawers in your entire kitchen, a lazy susan & a raised breakfast bar w/ space for seating. This unit may be a 1 bed/1 bath but unlike the newer buildings around this area w/ tiny units, this one is very spacious w/ space for a dining table w/ a centered light & a large living room w/ an updated CORNER GAS FIREPLACE. You have a NW facing balcony, looking onto a quiet street w/ no commuter traffic & you've got a GAS BBQ HOOKUP. Back inside is your large primary bedroom w/ space for a king bed w/ nightstands, or a queen bed as you see pictured, a 2-sided extra-long OPEN CLOSET & a door onto your ensuite/guest bathroom. With an extended vanity providing tons of counter space & a tub/shower combo. Before leaving the unit and back at the entrance, you have a door that leads to your in-suite laundry w/ a stacked



washer/dryer & extra space for storage. This unit is currently rented to a long-term tenant who's been AMAZING, and this building was built in 2003, meaning that compared to many buildings in the area which are either really old or brand new + much smaller & a lot more \$\$, Unit 403 provides a nice in-between, a building w/ a solid build, strong windows to support our climate, you even have Fiber Optic Internet for those who work from home. Last but not least, your heated underground parking stall is #30, where you have space to store your tires or to put a small shed in front of your car + you have SECURED UNDERGROUND VISITOR PARKING as well. Located in Crescent Heights - kiddie corner to Bridgeland - this property offers a terrific location w/ a Walk Score of 91, Transit Score of 73 & a Bike Score of 74. You're less than 10 mins. to central parts of downtown, you have the Bow River Pathways to enjoy, Prince's Island Park, East Village, Bridgeland & Kensington PLUS you have all the amazing local stores, cafes & dining, playgrounds, green spaces, lookouts, Blush Lane Organic down the street. You're close to the C-train, you have great bus routes & you're minutes to Deerfoot, Memorial Drive, the Calgary Zoo, SAIT & so much more. Perfect to live in, or rent out, in a pet friendly building w/ size restrictions. What are you waiting for! WATCH THE VIDEO!

Built in 2003

### **Essential Information**

MLS® #	A2198946
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	661

Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	403, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H7

### **Amenities**

Amenities	Parking, Secured Parking, Bicycle Storage, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Underground, Enclosed, Guest

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Gas Starter, Glass Doors
# of Stories	5

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed            March 5th, 2025  
Days on Market        8  
Zoning                  M-C2

## **Listing Details**

Listing Office           RE/MAX First

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