# \$388,888 - 407, 417 3 Avenue Ne, Calgary

MLS® #A2201851

#### \$388,888

2 Bedroom, 2.00 Bathroom, 1,081 sqft Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Stunning unobstructed DT and Bow River Valley views on a Cul-de-sac in Crescent Heights in this sunny and bright updated 1081 SF 2 Bed + Den 2 Bath Top Floor, South facing corner suite. With no neighbouring units on any side, it is very QUIET. Tastefully renovated in March 2025 featuring a neutral colour palette including high quality luxury vinyl plank flooring with upgraded thermo-acoustic under-pad, new baseboards, and freshly painted throughout. The well laid out Kitchen features a raised breakfast bar, plenty of cabinets and granite tiled countertops and a brand new full sized LG stainless-steel appliance package. Relax in the adjoining living and dining rooms highlighted with a cozy corner gas fireplace. South facing covered balcony with gas hook-up for all your BBQ needs. The spacious Owner's retreat that has more than enough room to hold a full King-sized bedroom suite with additional room for a desk or a treadmill. Generous sized walk-in closet with built-in shelving, and a separate 4-piece ensuite bath with new vanity lighting. Perfect for roommates, the 2nd bedroom with glorious morning sun is located on the opposite side of the unit. Work from home in the den or flex room that is strategically located at the entrance to the unit. Main 4-piece bath with new vanity lighting includes a stacked insuite laundry set. 1 titled underground heated secure parking stall (#35) with 2 storage sheds is conveniently located on the lobby level. With a Walk Score of 79







this pet friendly building is located walking distance to DT and 1 block to transit. Nearby vibrant amenities includes Luke's Drug Mart, local coffee shops, and fine dining in Crescent Heights and Bridgeland. Easy access to the bike path system, Prince's Island Park, Calgary Zoo, Telus Spark Centre and LRT.

#### Built in 2003

#### **Essential Information**

MLS® # A2201851 Price \$388,888

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,081 Acres 0.00 Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 407, 417 3 Avenue Ne

Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2E 0H7

#### **Amenities**

Amenities Elevator(s), Secured Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Underground

# of Garages 1

#### Interior

Interior Features Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s), Tile

Counters

Appliances Dishwasher, Electric Stove, Garage Control(s), 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, Glass Doors

# of Stories 5

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 15

Zoning M-C2

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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.