

403, 417 3 Avenue NE
Calgary, Alberta

MLS # A2198946



\$265,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	661 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Garage Door Opener, Guest, Heated Garage, Parkade, Secured, S		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Stacked Washer/Dryer, Blinds, Range hood, Electric Stove, Refrigerator, Microwave, Dishwasher, Visitor Pass, Unit Key(s), Parkade Door Opener, and Mailbox Keys

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!