

# \$259,900 - 301, 409 1 Avenue Ne, Calgary

MLS® #A2253014

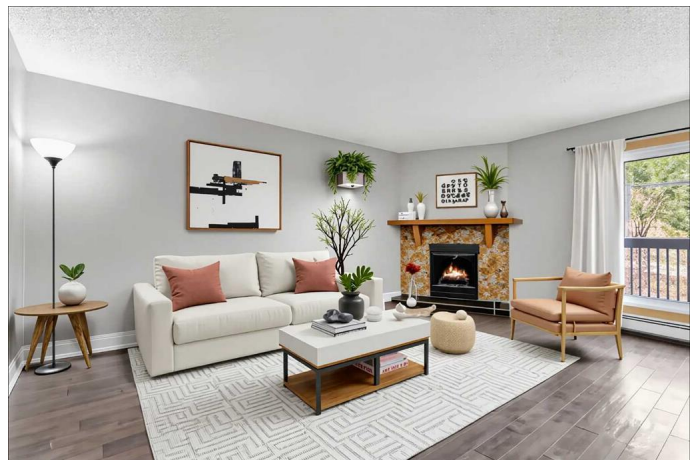
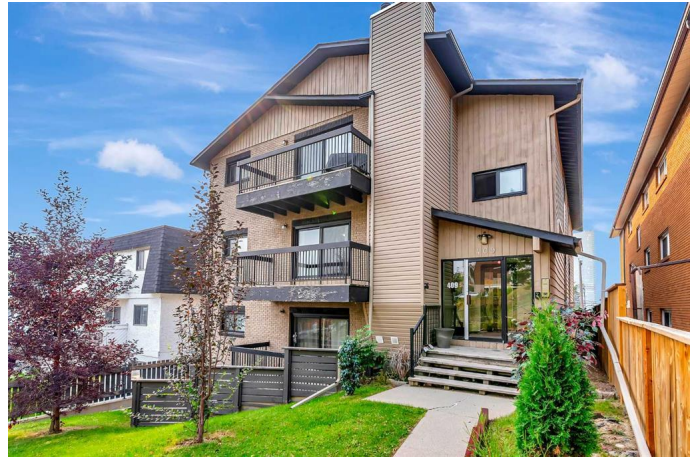
**\$259,900**

2 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom condo in Lower Crescent Heights, perfectly situated within walking distance to downtown, Bridgeland's vibrant high street, restaurants, shops, and parks. Thanks to the unique topography of the area, this 3rd-floor unit offers both peace of mind and security, with an elevated outlook and uninterrupted views of Bridgeland's yet it's just 8 steps up from the lobby for easy access. The building has no elevator, keeping maintenance costs lower for owners. This spacious home stands out with its upgraded kitchen and bathroom, renovated bath with soaker tub and tile surround, newer triple-pane windows, fresh paint, and a romantic wood-burning fireplace. The open floor plan offers defined dining and living spaces, large bedrooms with ample storage (including a walk-in closet in the primary), in-suite laundry, and a walk-out patio for barbecues or morning coffee. Set on a newly re-paved, non-through street, this quiet and friendly 12-unit building offers peace of mind with secure access, ample visitor parking, and low condo fees that include heat, water, sewer, parking, waste, recycling, landscaping, and snow removal. With a fiscally responsible, self-managed condo board, a pet-friendly policy, and unbeatable walkability, this property delivers charm, security, and excellent value in one of Calgary's most desirable inner-city neighborhoods.



Built in 1981

## Essential Information

MLS® #	A2253014
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	726
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	301, 409 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0B3

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Alley Access, Assigned, Stall, Plug-In

## Interior

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning, Mantle
# of Stories	3

**Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Wood Frame

**Additional Information**

Date Listed	September 3rd, 2025
Days on Market	29
Zoning	M-C2

**Listing Details**

Listing Office	RE/MAX Complete Realty
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