

# \$234,900 - 104, 431 1 Avenue Ne, Calgary

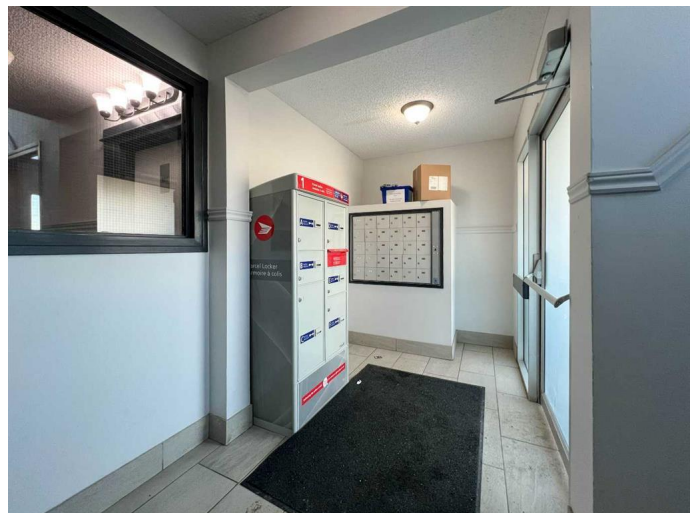
MLS® #A2185777

**\$234,900**

2 Bedroom, 1.00 Bathroom, 701 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Beautifully updated, 2 bedroom ground level unit with a huge south-facing patio in the inner-city community of Crescent Heights! Immediately be impressed upon entry by the extensive natural light, wide open floor plan, engineered hardwood floors, stylish design and neutral colour pallet. The updated kitchen inspires culinary creativity featuring stainless steel appliances, full-height cabinets and a breakfast bar on the peninsula island to casually gather. Clear sightlines into the living room encourage seamless conversations great for entertaining and relaxing evenings in alike. Spend the warmer weather on the expansive patio enjoying summer barbeques with downtown and Calgary Tower views as the breathtaking backdrop. The beautiful engineered hardwood floors continue into the spacious bedrooms (no carpet!) and the bathroom has also been elegantly updated. Adding to your comfort and convenience is in-suite laundry with a full-sized washer and dryer. Titled underground parking in the heated parkade not only provides security but also keeps you and your vehicle happy in the cold winter months. Titled storage allows for the clutter to be out of your living spaces. Phenomenally located mere minutes to Downtown, the East Village, the Bow River and Bridgeland all with trendy shops, cafes and restaurants for you to peruse and enjoy. This affluent community is also anchored by tennis courts, a skating rink, public transit, excellent schools and many parks. Truly an



exceptional home in an unbeatable location!

Built in 1982

### Essential Information

MLS® #	A2185777
Price	\$234,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	701
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	104, 431 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0X9

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Soaking Tub, Storage
Appliances	Dryer, Refrigerator, Washer, Electric Stove, Microwave Hood Fan
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Views
Roof	Flat
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 8th, 2025
Days on Market	63
Zoning	M-C2

## Listing Details

Listing Office	Royal LePage Solutions
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