



# 315 3 Street Calgary Alberta

\$499,999

Welcome home to this beautiful home perfectly located perfectly within the sought after community of Crescent Heights! You will love the lifestyle this location offers c/w amazing schools, beautiful parks, Calgary's infamous Bow River pathway, a plethora of fabulous restaurants, pubs, coffee shops + many more amenities within walking distance and just a short walk to downtown! Just a few of the many special features include: All brand new windows and sliding doors, a spacious floor plan c/w several rooms offering you all the space you need for your day to day living, vaulted ceilings, cozy wood burning fireplace (a feature not often found), c/w river rock surround beautiful kitchen c/w walk-in pantry and stainless steel appliances, gorgeous laminate flooring, fantastic large private patio c/w gas lantern & gas BBQ hookup, many large windows letting in loads of light, large balcony c/w views of the city, plenty of storage and much more! Call your Realtor today to book your private viewing, this home will not last long. Be sure to click on the 3D tour along with the Multi-media links! With paint and new carpet this property will really shine! There will be no open houses so call today to arrange for your private viewing of this special home! (id:6769)

Living room 19.25 Ft x 16.83 Ft  
Other 14.67 Ft x 5.00 Ft  
Primary Bedroom 16.75 Ft x 14.42 Ft  
3pc Bathroom 7.08 Ft x 5.92 Ft  
4pc Bathroom 7.25 Ft x 7.42 Ft  
Bedroom 11.08 Ft x 11.33 Ft  
Bedroom 7.83 Ft x 14.83 Ft

Other 7.00 Ft x 7.67 Ft  
Den 18.92 Ft x 10.50 Ft  
Dining room 9.50 Ft x 9.83 Ft  
Kitchen 9.75 Ft x 11.25 Ft  
2pc Bathroom 2.67 Ft x 5.75 Ft  
Family room 11.00 Ft x 13.17 Ft  
Pantry 6.17 Ft x 4.33 Ft

Listing Presented By:



Originally Listed by:  
Purpose Realty

<https://artrae.ca/>



See

**Mirror**

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