



417 3 Avenue Calgary Alberta

\$319,900

Welcome to this beautiful one bedroom plus den top floor unit. Located in Crescent heights a trendy inner City Neighbourhood. An unbeatable location, you are just 10-minute walk from downtown, river pathways, Bridgeland, transit, shopping and numerous excellent restaurants and cafes. Inside this spacious unit boasts beautiful laminate floors, open floor plan a large kitchen with stainless steel appliances, quartz countertops. The large south facing patio provides a stunning downtown view and has a Gas BBQ Hookup. While the living room features a cozy gas burning fireplace. Located of the living room is in-suite laundry with a stacked washer & dryer & extra space for storage. The spacious master bedroom has a walk-in closet with access to the 4 pce bathroom. The flex room can serve as a den or office. A BONUS TWO LARGE UNDERGROUND ,TITLED PARKING STALLS WITH AN ADDITIONAL STORAGE ROOM. Also secured underground visitor parking stalls. This is a pet friendly building with size restrictions. You are close to the C-Train, Calgary Zoo, Memorial Drive, Deerfoot and bus routes. (id:6769)

Living room/Dining room 21.00 Ft x 12.92 Ft

Primary Bedroom 11.92 Ft x 10.75 Ft

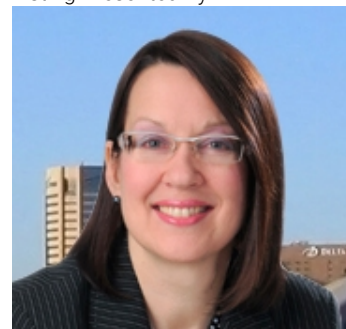
Den 8.50 Ft x 7.08 Ft

4pc Bathroom Measurements not available

Laundry room 6.50 Ft x 3.42 Ft

Other 11.33 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<http://www.ronlockhart.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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