



417 3 Avenue Calgary Alberta

\$279,900

Welcome to BRIDGELAND HEIGHTS in CRESCENT HEIGHTS!!! Yes, a ONE BEDROOM UNIT WITH A DEN is available for you to move in and enjoy living in Calgary's most desirable inner-city neighbourhoods - CRESCENT HEIGHTS and Yup! BRIDGELAND, just across Edmonton Trail. This spacious South Facing One Bedroom Unit with a den is move-ready, OR if you wish to UPDATE IT TO THE NINES, it is definitely a great option. The bright open layout makes this unit SUPER ROOMY - kitchen with raised bar, living room with a corner fireplace, plus a huge balcony, perfect for summer extra living space and get togethers. A generous size bedroom has a walk-through closet to the full bathroom. And, a FLEX ROOM/DEN for your home office, library or a game room. This unit comes with Titled Underground Parking. EXCELLENT LOCATION? For sure! Bridgeland Heights is in a quiet NO THROUGH TRAFFIC road, nice walkable distance to Downtown Calgary, Walking Trails along the Bow River -RiverWalk/BowRiver Pathway, Restaurants, Coffee Shops, Parks, Off Leash Dog Park, Public Transit, Churches and more. CHECK PHOTOS !!!Don't miss this chance, call your preferred Realtor to view this property. (id:6769)

Living room 15.25 Ft x 12.92 Ft

Kitchen 10.75 Ft x 9.08 Ft

Dining room 8.83 Ft x 6.83 Ft

Bedroom 11.92 Ft x 10.67 Ft

Den 8.42 Ft x 7.00 Ft

Other 6.83 Ft x 6.50 Ft

4pc Bathroom 10.58 Ft x 4.92 Ft

Laundry room 6.50 Ft x 3.42 Ft

Other 10.50 Ft x 24.75 Ft

Listing Presented By:



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

RE/MAX®
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net