



## 316 1 Avenue Calgary Alberta

\$224,900

Welcome to Cityview! This beautiful 1 bed, 1 bath condo has been extensively RENOVATED within the past 3 years. NEW kitchen cabinets / countertops, NEW appliances, NEW vinyl plank flooring, NEW paint and NEW LED light fixtures! The sunny SOUTH-FACING exposure floods your home with an abundance of natural light. NEW custom blinds installed throughout for privacy when needed. Step out to your balcony and take in the PANORAMIC downtown and river VIEWS like no other! The adequately sized bedroom offers more views of downtown while containing a spacious double door closet. The fully RENOVATED bathroom is equipped with a walk-in shower featuring gorgeous floor-to-ceiling tiles with a functional vanity finished with a quartz countertop. For added convenience, an assigned parking stall and a separate STORAGE locker are included with this unit. This well-maintained CONCRETE building has NO post-tension cables, NO current special assessments and has had many UPGRADES including a NEW roof (2023), NEW boiler (Dec 2023) and an upgraded elevator (2019). Low condo fees of only \$278.29 covers all utilities except for electricity! PETS allowed! (subject to board approval), short-term rentals allowed! (subject to board approval). Located close to the Bow River walking and biking paths, within walking distance to the Downtown core, Chinatown, the Bus Rapid Transit program and several parks including Rotary park and Prince's Island park, this unit is a must-see! Call to book your private showing today. (id:6769)

Kitchen 7.42 Ft x 8.58 Ft

Living room 14.42 Ft x 9.33 Ft

Other 13.17 Ft x 3.92 Ft

Bedroom 11.50 Ft x 8.33 Ft

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty



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