



## 431 1 Avenue Calgary Alberta

\$214,900

Welcome to this updated 2-bedroom, 1-bathroom condo in the highly desirable Crescent Heights neighbourhood. This freshly painted unit features modern finishings throughout including laminate flooring throughout and well appointed kitchen with granite countertops and sit up bar perfect for cooking and entertaining. The open-concept living space flows onto a private balcony, providing a cozy spot for enjoying the seasons. Situated just minutes from downtown Calgary, you'll enjoy the convenience of nearby amenities, including transit, trendy cafes, restaurants, and boutique shopping, all within walking distance. This condo is ideal for first-time buyers, investors, or those looking to downsize while staying connected to the heart of the city. Don't miss the chance to experience urban living in one of Calgary's most vibrant communities! (id:6769)

Kitchen 9.25 Ft x 6.00 Ft

Dining room 9.92 Ft x 6.00 Ft

Living room 15.00 Ft x 12.67 Ft

Laundry room 6.92 Ft x 5.17 Ft

Foyer 5.58 Ft x 3.42 Ft

Primary Bedroom 12.67 Ft x 8.92 Ft

Bedroom 11.83 Ft x 7.83 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Listing Presented By:



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



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