



409 1 Avenue Calgary Alberta

\$250,000

Gorgeous downtown views await from this top-floor condo in very good condition! Bathed in natural light from its south-facing exposure, this home features a sleek white kitchen with stainless steel appliances, slate floors, and large patio doors leading to a sunny 12' balcony. The spacious living room is a showstopper, offering panoramic city views and a charming corner wood-burning fireplace—perfect for cozy evenings. With two generous bedrooms, in-suite laundry, and thoughtful updates throughout, this condo blends comfort and convenience. The location is unbeatable: just a quick stroll to downtown, the trendy Bridgeland cafes and restaurants, and the Bow River pathway system. This well-managed building offers peace of mind with recent upgrades including newer windows, balconies, patio doors, and a new roof (April 2024). Don't miss this opportunity to enjoy vibrant city living with style, views, and value! (id:6769)

4pc Bathroom Measurements not available

Living room 16.42 Ft x 11.50 Ft

Kitchen 9.42 Ft x 7.33 Ft

Dining room 7.58 Ft x 8.00 Ft

Primary Bedroom 11.67 Ft x 11.08 Ft

Bedroom 10.00 Ft x 13.00 Ft

Other 5.92 Ft x 4.92 Ft

Other 4.67 Ft x 11.92 Ft

Laundry room 3.67 Ft x 11.33 Ft

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