



# 417 3 Avenue Calgary Alberta

\$359,900

Ideal for those craving the inner-city lifestyle, welcome to this bright South facing & sprawling 1,100+ sq ft, 2 bdrm, 2 full bath + den CORNER unit situated within the amenities rich Crescent Heights area. Thoughtfully designed, feel at home as soon as you walk in; the open concept layout emphasizes great flow & better privacy by placing the 2 bedrooms at opposite corners while the main living area is the focal point in the middle. The inviting kitchen has plenty to offer with lots of shaker style cabinetry, newer full size stainless steel appliances, & a built-in breakfast bar. Nearby, the large general living area (highlighted by a cosy corner fireplace) provides room to entertain family & friends alike while leaving ample space for a dedicated dining area or can be re-configured to your own liking. Being located higher up than most of your surrounding neighbours in the back along with a nice offset, the generous number of windows & the functional covered balcony allows you to soak in the urban environment & catch glimpses of downtown on your own terms. As the perfect retreat, the vast master bedroom will pamper you with a walk-in closet, a full 4 piece ensuite, & plenty of space to further add closets/dressers, make up table, or a reading corner. The 2nd "true" bedroom (with its own window) is also spacious while a dedicated den is the perfect spot for an office or a study - no need to sacrifice other spaces in the unit for this here! An additional 4-piece full bathroom, & laundry closet completes the package. Notable features include; newer luxury vinyl plank flooring (installed 2 yrs ago), BBQ gas line, in-floor radiant heating (no ugly baseboard heating here), titled oversized underground parking spot (with no neighbouring stalls beside), fresh paint throughout, roller window blinds already done, fiber optics internet (installed throughout building). Beyond ...

Kitchen 12.00 Ft x 9.25 Ft  
 Dining room 12.00 Ft x 7.75 Ft  
 Living room 16.42 Ft x 11.00 Ft  
 Primary Bedroom 16.92 Ft x 12.92 Ft

Bedroom 13.92 Ft x 9.83 Ft  
 Den 8.50 Ft x 6.08 Ft  
 4pc Bathroom Measurements not available  
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Listing Presented By:



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RE/MAX iRealty Innovations

**RE/MAX Realty Professionals**

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