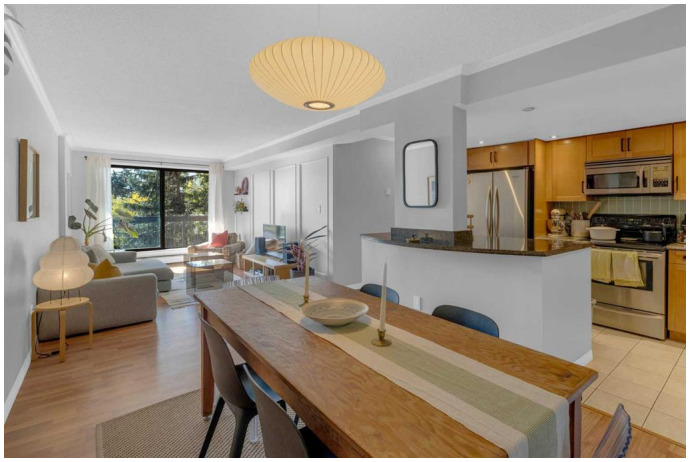
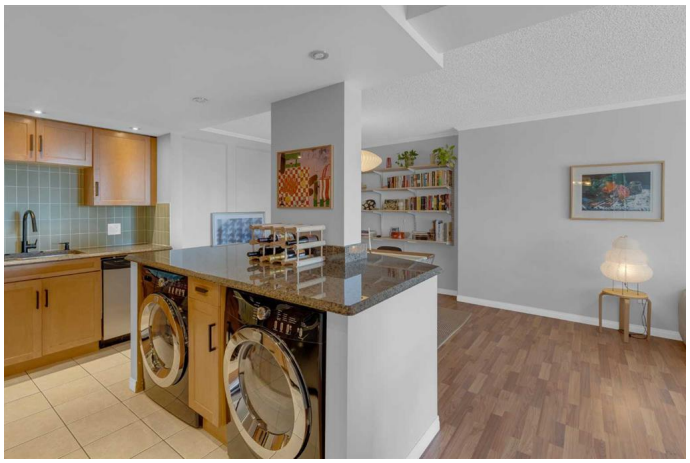
$338,800 - 403, 354 3 Avenue Ne, Calgary

MLS® #A2259690

$338,800
2 Bedroom, 1.00 Bathroom, 864 sqft
Residential on 0.00 Acres





Crescent Heights, Calgary, Alberta

Welcome to your serene city sanctuary perched on a quiet, no-through street in one of Calgaryâ€™s most desirable locations. This thoughtfully updated 2-bedroom home offers unobstructed panoramic views of East Village, Bridgeland, and even a front-row seat to the Stampede fireworks â€” all framed by mature trees right outside your windows for added privacy and charm. With a south-facing orientation, natural light pours in throughout the day, while the balcony above provides strategic summer shading, keeping your home comfortably cool. Step out onto your sprawling private balcony â€” large enough for a BBQ, patio furniture, potted garden, and even a hammock â€” and take in the fresh air and city skyline. Inside, the updated kitchen features granite countertops, a new tiled backsplash, a functional island, and a cleverly integrated European-style front loading washer/dryer system. The adjacent dining area includes stylish shelving and a designer Herman Miller pendant light, creating a perfect space for entertaining. Stylish wall paneling adds architectural interest, while generous storage solutions â€” including a walk-in storage room, linen closet, large entry closet, and spacious bedroom closets â€” offer room for everything from bikes and extra tires to seasonal dÃ©cor. The second bedroom/office features custom built-in shelving ideal for books, art, or files. This well-managed, concrete building is known for its quiet, respectful community and exceptional upkeep by long-standing board

members and diligent property management. Units here rarely come available. Additional highlights include Secure underground parking with a recycling room, Garbage chute conveniently located on your floor, New ceiling fans in bedrooms and updated lighting in hallway, Access to a rooftop patio and 3rd-floor sauna, Walking distance to downtown, Bridgeland, Crescent Heights, Inglewood, and Kensington, Just steps to Rotary Park, Blush Lane, and Lukeâ€™s Drug Mart for everyday essentials. If you're looking for a beautiful, light-filled home with unbeatable views, seamless access to the cityâ€™s best neighbourhoods, and a true sense of community â€” this is the one.

Built in 1980

Essential Information

MLS® #	A2259690
Price	$338,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 354 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H4

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony, Other
Construction	Brick, Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	35
Zoning	M-C1

Listing Details

Listing Office	Synterra Realty

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