

# \$249,900 - 302, 417 3 Avenue Ne, Calgary

MLS® #A2267254

**\$249,900**

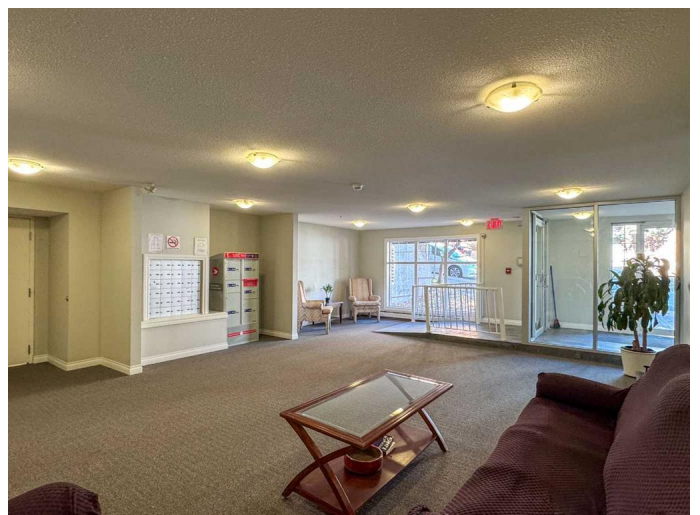
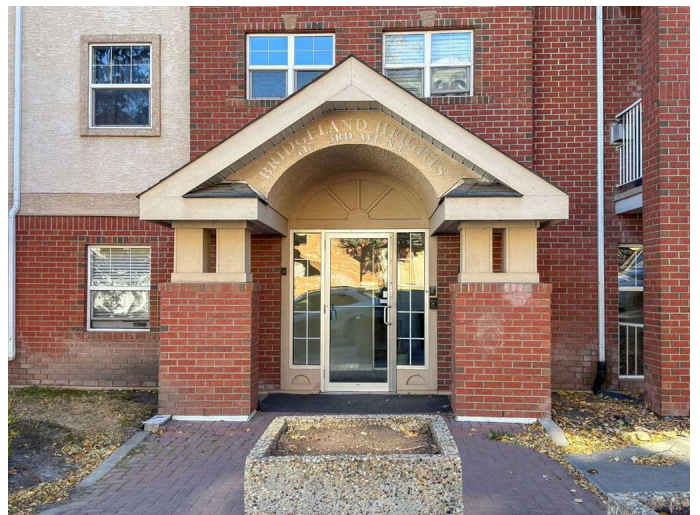
1 Bedroom, 1.00 Bathroom, 667 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this beautiful one bedroom condo located on a quiet cul-du-sac in the desirable inner city community of Crescent Heights. You are a pleasant walk to the Bow River pathways, Bridgeland, Eau Claire, the city center, Princeâ€™s Island Park, The Zoo as well as many excellent cafes and restaurants. The spacious open concept floor plan boasts in-floor heating throughout, well cared for laminate floors and features a large kitchen with new stainless steel appliances, ample cupboards and counter space and a dedicated dining area. The living room includes a cozy gas fireplace and a built-in desk with bookshelf offering a home-office/work space area. A door provides access to the balcony. The bbq, which stays with the unit, is hooked up to the natural gas line. The carpeted, large bedroom can accommodate a king size bed with side tables in addition to other bedroom furniture. The roomy walk through closet leads to a 4 piece bath which can also be accessed from the main hallway. The laundry room has a new stacked washer and dryer combo and shelves for storage. There is also a front hall closet for coats and footwear. The underground heated parking is titled with visitor parking also available. The building accepts pets with restrictions.

Built in 2003

## Essential Information



MLS® #	A2267254
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	667
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

### Exterior

Exterior Features Balcony, Barbecue, BBQ gas line  
Construction Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed October 30th, 2025  
Days on Market 4  
Zoning M-C2

### **Listing Details**

Listing Office CIR Realty

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