

# \$219,900 - 307, 316 1 Avenue Ne, Calgary

MLS® #A2220445

**\$219,900**

2 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Live in the Heart of Crescent Heights! This bright and well-maintained 2-bedroom end unit apartment offers an incredible opportunity to enjoy inner-city living with unbeatable access to downtown via Centre Street Bridge and Edmonton Trail. Whether you're commuting or exploring, everything is right at your doorstep.

Just steps away, you'll find a vibrant mix of local shops, caf  s, and restaurants, as well as the beautifully maintained Rotary Park, where you can enjoy tennis, lawn bowling, afternoon picnics, or simply take in the panoramic views of downtown Calgary, the Bow River, and the Rocky Mountains.

Love the outdoors and culture? Spend your weekends walking to Prince   s Island Park for live music or enjoy a relaxing lunch at River Caf   s iconic patio.

This unit has just been refreshed with new carpet, modern LED lighting, and fresh paint, making it move-in ready. The property is vacant and available for quick possession   perfect for first-time buyers, investors, or those looking to downsize without compromising location or lifestyle.

Built in 1963

## Essential Information

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A2220445



Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	726
Acres	0.00
Year Built	1963
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	307, 316 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0B2

### Amenities

Amenities	Elevator(s), Storage
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	May 18th, 2025
Days on Market	3

Zoning                      M-C1

**Listing Details**

Listing Office              Comox Realty

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