

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

MLS® #A2267254

\$249,900

1 Bedroom, 1.00 Bathroom, 667 sqft

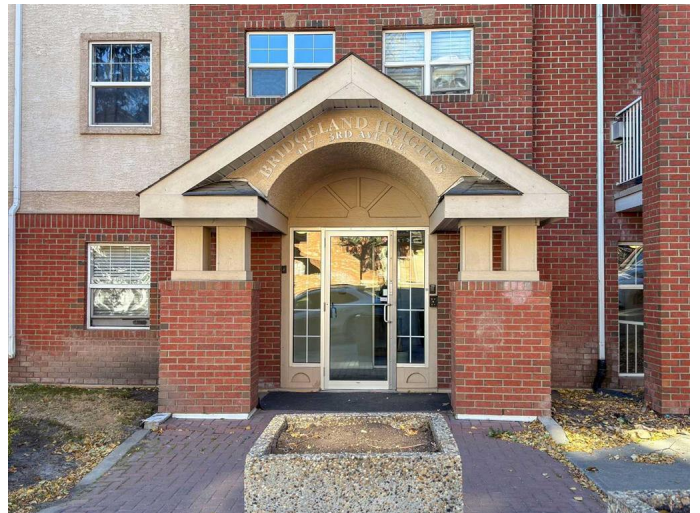
Residential on 0.00 Acres

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
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.