

# \$229,900 - 306, 316 1 Avenue, Calgary

MLS® #A2220109

**\$229,900**

1 Bedroom, 1.00 Bathroom, 442 sqft

Residential on 0.00 Acres

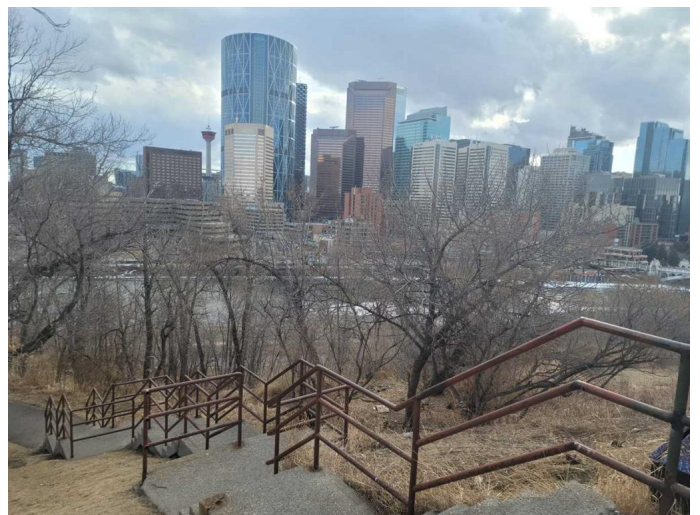
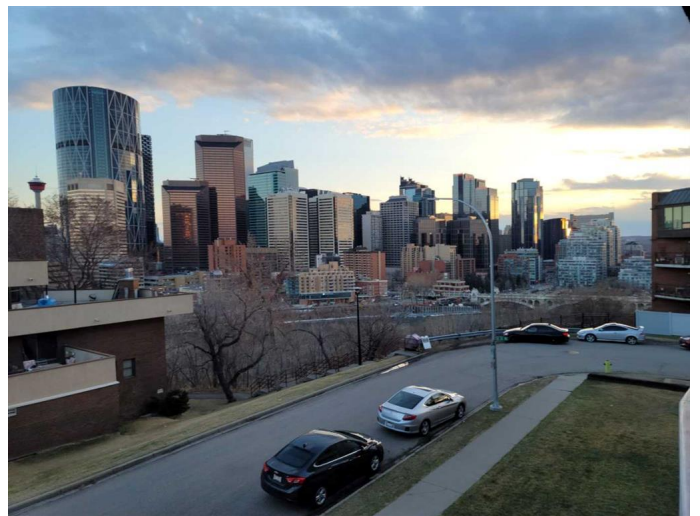
Crescent Heights, Calgary, Alberta

Sip your morning coffee watching the river flow by in this sun-filled, stunning 1-bedroom, 1-bathroom Condo located in the highly sought-after community of Crescent Heights in Calgary. Amazing Value for the First Time Home Buyer or Investor. This Condo located in the inner city with spectacular views of downtown and the city from the private balcony. The Coin Laundry Room on the same floor. Bike storage on main floor. Storage locker separate from unit. One outdoor assigned paved parking stall with plug-in. Excellent location close to the Bow River Pathway System, walking distance to Downtown, Chinatown, Centre Street amenities and Bus Rapid Transit access, Rotary Park, Prince's Island Park, St. Patrick's Island, Sunnyside, Bridgeland and within walking distance to plenty of amenities. If you are looking for an elegant architectural space to call home - this suite will steal your heart! Don't miss out on this opportunity.

Built in 1963

## Essential Information

MLS® #	A2220109
Price	\$229,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	442
Acres	0.00
Year Built	1963
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	306, 316 1 Avenue
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0B2

### Amenities

Amenities	Coin Laundry, Elevator(s), Park, Parking, Visitor Parking, Storage
Parking Spaces	2
Parking	Assigned, Stall

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Electric Oven, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	5

### Exterior

Exterior Features	Balcony, Storage
Construction	Concrete, Brick

### Additional Information

Date Listed	May 19th, 2025
Days on Market	2
Zoning	MC 1

### Listing Details

Listing Office	URBAN-REALTY.ca
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