

# \$388,888 - 407, 417 3 Avenue Ne, Calgary

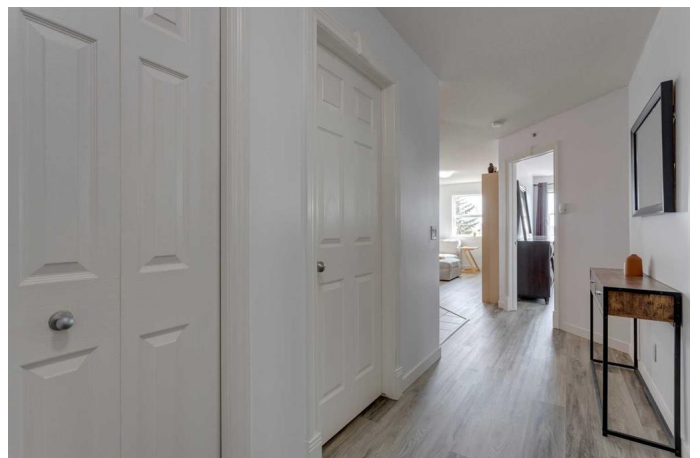
MLS® #A2201851

**\$388,888**

2 Bedroom, 2.00 Bathroom, 1,081 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Stunning unobstructed DT and Bow River Valley views on a Cul-de-sac in Crescent Heights in this sunny and bright updated 1081 SF 2 Bed + Den 2 Bath Top Floor, South facing corner suite. With no neighbouring units on any side, it is very QUIET. Tastefully renovated in March 2025 featuring a neutral colour palette including high quality luxury vinyl plank flooring with upgraded thermo-acoustic under-pad, new baseboards, and freshly painted throughout. The well laid out Kitchen features a raised breakfast bar, plenty of cabinets and granite tiled countertops and a brand new full sized LG stainless-steel appliance package. Relax in the adjoining living and dining rooms highlighted with a cozy corner gas fireplace. South facing covered balcony with gas hook-up for all your BBQ needs. The spacious Owner's retreat that has more than enough room to hold a full King-sized bedroom suite with additional room for a desk or a treadmill. Generous sized walk-in closet with built-in shelving, and a separate 4-piece ensuite bath with new vanity lighting. Perfect for roommates, the 2nd bedroom with glorious morning sun is located on the opposite side of the unit. Work from home in the den or flex room that is strategically located at the entrance to the unit. Main 4-piece bath with new vanity lighting includes a stacked insuite laundry set. 1 titled underground heated secure parking stall (#35) with 2 storage sheds is conveniently located on the lobby level. With a Walk Score of 79



this pet friendly building is located walking distance to DT and 1 block to transit. Nearby vibrant amenities includes Luke's Drug Mart, local coffee shops, and fine dining in Crescent Heights and Bridgeland. Easy access to the bike path system, Prince's Island Park, Calgary Zoo, Telus Spark Centre and LRT.

Built in 2003

### **Essential Information**

MLS® #	A2201851
Price	\$388,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	407, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H7

### **Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s), Tile Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Glass Doors
# of Stories	5

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	15
Zoning	M-C2

## Listing Details

Listing Office	Sotheby's International Realty Canada
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