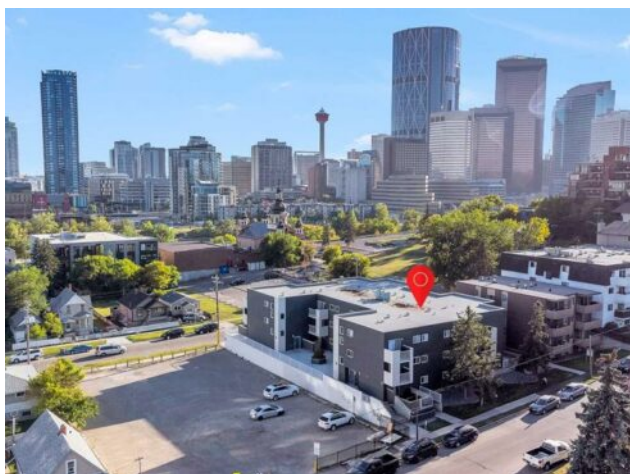


203, 431 1 Avenue NE
Calgary, Alberta

MLS # A2163802



\$199,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	697 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 633

Basement: -

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: Open Floorplan

Inclusions: N/A

Own this delightful 2 bedroom, 1 bathroom condo for cheaper than rent or rent out for cashflow! Located in the prestigious neighborhood of Crescent Heights, complete with a titled underground parking spot. The open-concept design effortlessly unites the living, dining, and kitchen areas, creating a welcoming space that extends out to a balcony—perfect for barbecues and outdoor enjoyment. The kitchen is equipped with tile countertops and plenty of cabinet space. Both bedrooms are well-sized, complemented by a large 4-piece bathroom. There is also a large storage room with Washing Machine Hook Ups in the unit for you to add your own laundry machine. Located in the lively community of Crescent Heights, this condo is within walking distance to trendy cafes, restaurants, boutique shops, and essential amenities. Residents can also enjoy nearby parks, green spaces, and bike paths, enhancing the appeal of urban living. With quick access to downtown Calgary, SAIT, Zoo and Deerfoot Trail, this condo is ideally situated for those seeking a contemporary lifestyle in a prime urban setting a short walk to the vibrant communities of Bridgeland & East Village making this property very easy to Rent Out or Live-in!