

# \$269,900 - 206, 417 3 Avenue Ne, Calgary

MLS® #A2225518

**\$269,900**

1 Bedroom, 1.00 Bathroom, 793 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to BRIDGELAND HEIGHTS in CRESCENT HEIGHTS!!! Yes, a ONE BEDROOM UNIT WITH A DEN is available for you to move in and enjoy living in Calgary's most desirable inner-city neighbourhoods - CRESCENT HEIGHTS and Yup! BRIDGELAND, just across Edmonton Trail. This spacious South Facing One Bedroom Unit with a den is move-ready, OR if you wish to UPDATE IT TO THE NINES, it is definitely a great option. The bright open layout makes this unit SUPER ROOMY - kitchen with raised bar, living room with a corner fireplace, plus a huge balcony, perfect for summer extra living space and get togethers. A generous size bedroom has a walk-through closet to the full bathroom. And, a FLEX ROOM/DEN for your home office, library or a game room. This unit comes with Titled Underground Parking. EXCELLENT LOCATION? For sure! Bridgeland Heights is in a quiet NO THROUGH TRAFFIC road, nice walkable distance to Downtown Calgary, Walking Trails along the Bow River -RiverWalk/BowRiver Pathway, Restaurants, Coffee Shops, Parks, Off Leash Dog Park, Public Transit, Churches and more. CHECK PHOTOS !!!Don't miss this chance, call your preferred Realtor to view this property.

Built in 2003

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2225518          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 793               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 206, 417 3 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0H7              |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Bicycle Storage, Elevator(s) |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Walk-In Closet(s)                                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Microwave, Range Hood, Washer/Dryer Stacked |
| Heating           | Natural Gas, Fireplace(s)                                                             |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| # of Stories      | 5                                                                                     |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Brick, Stucco

**Additional Information**

Date Listed            May 31st, 2025  
Days on Market        129  
Zoning                  M-C2

**Listing Details**

Listing Office           RE/MAX Real Estate (Mountain View)

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