

\$259,900 - 301, 409 1 Avenue Ne, Calgary

MLS® #A2253014

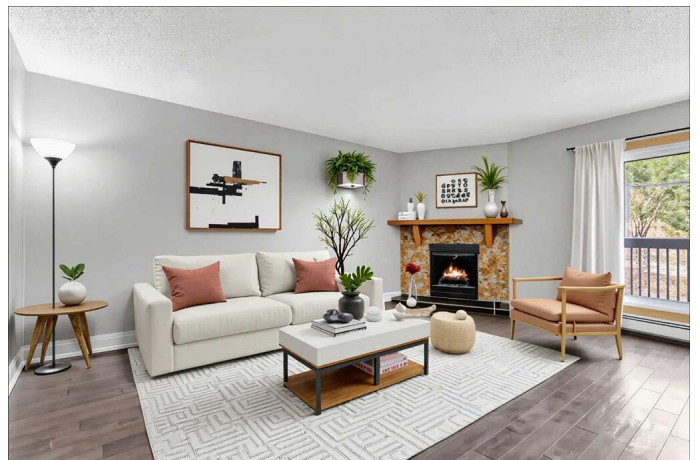
\$259,900

2 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom condo in Lower Crescent Heights, perfectly situated within walking distance to downtown, Bridgeland's vibrant high street, restaurants, shops, and parks. This spacious home stands out with its upgraded kitchen and bathroom, renovated bath with soaker tub and tile surround, newer triple-pane windows, fresh paint, and a romantic wood-burning fireplace. The open floor plan offers defined dining and living spaces, large bedrooms with ample storage (including a walk-in closet in the primary), in-suite laundry, and a walk-out patio for barbecues or morning coffee. Set in a quiet, friendly 12-unit building, you'll enjoy low condo fees that include heat, water, sewer, parking, waste, recycling, landscaping, and snow removal, plus the peace of mind of secure access and a fiscally responsible, self-managed condo board. Pet-friendly with plenty of visitor parking, this property combines charm, convenience, and unbeatable walkability—making it an excellent value in one of Calgary's most desirable inner-city neighborhoods.



Built in 1981

Essential Information

MLS® #	A2253014
Price	\$259,900
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	726
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	301, 409 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0B3

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Alley Access, Assigned, Plug-In, Stall

Interior

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Wood Frame

Additional Information

Date Listed	September 3rd, 2025
Days on Market	6
Zoning	M-C2

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.