

# \$249,900 - 302, 417 3 Avenue Ne, Calgary

MLS® #A2267254

## \$249,900

1 Bedroom, 1.00 Bathroom, 667 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this beautiful one bedroom condo located on a quiet cul-du-sac in the desirable inner city community of Crescent Heights. You are a pleasant walk to the Bow River pathways, Bridgeland, Eau Claire, the city center, Princeâ€™s Island Park, The Zoo as well as many excellent cafes and restaurants. The spacious open concept floor plan boasts in-floor heating throughout, well cared for laminate floors and features a large kitchen with new stainless steel appliances, ample cupboards and counter space and a dedicated dining area. The living room includes a cozy gas fireplace and a built-in desk with bookshelf offering a home-office/work space area. A door provides access to the balcony. The bbq, which stays with the unit, is hooked up to the natural gas line. The carpeted, large bedroom can accommodate a king size bed with side tables in addition to other bedroom furniture. The roomy walk through closet leads to a 4 piece bath which can also be accessed from the main hallway. The laundry room has a new stacked washer and dryer combo and shelves for storage. There is also a front hall closet for coats and footwear. The underground heated parking is titled with visitor parking also available. The building accepts pets with restrictions.

Built in 2003

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2267254          |
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 667               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 302, 417 3 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0H7              |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking, Bicycle Storage, Secured Parking |
| Parking Spaces | 1                                                                            |
| Parking        | Underground                                                                  |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer         |
| Heating           | In Floor, Natural Gas                                                                                     |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| # of Stories      | 5                                                                                                         |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line |
| Construction      | Brick, Stucco, Wood Frame       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 10                 |
| Zoning         | M-C2               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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