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306, 316 1 Avenue
Calgary, Alberta

MLS # A2220109



\$229,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	442 sq.ft.	Age:	1963 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	MC 1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Sip your morning coffee watching the river flow by in this sun-filled, stunning 1-bedroom, 1-bathroom Condo located in the highly sought-after community of Crescent Heights in Calgary. Amazing Value for the First Time Home Buyer or Investor. This Condo located in the inner city with spectacular views of downtown and the city from the private balcony. The Coin Laundry Room on the same floor. Bike storage on main floor. Storage locker separate from unit. One outdoor assigned paved parking stall with plug-in. Excellent location close to the Bow River Pathway System, walking distance to Downtown, Chinatown, Centre Street amenities and Bus Rapid Transit access, Rotary Park, Prince's Island Park, St. Patrick's Island, Sunnyside, Bridgeland and within walking distance to plenty of amenities. If you are looking for an elegant architectural space to call home - this suite will steal your heart! Don't miss out on this opportunity.