

204, 420 3 Avenue NE
Calgary, Alberta

MLS # A2261224



\$199,900

Division: Crescent Heights

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 595 sq.ft. **Age:** 1982 (44 yrs old)

Beds: 1 **Baths:** 1

Garage: Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 485

Basement: -

LLD: -

Exterior: Brick, Wood Frame, Wood Siding

Zoning: M-C2

Foundation: -

Utilities: -

Features: Breakfast Bar, Laminate Counters

Inclusions: N/A

Welcome to this INCREDIBLY AFFORDABLE (under \$200,000) and spacious 1 bed, 1 bath condo with INSUITE LAUNDRY and LARGE STORAGE ROOM - nestled in the desirable community of Crescent Heights. Thoughtfully designed, this home offers a warm and inviting layout with plenty of room to relax and entertain. The open-concept living space flows effortlessly, making it ideal for both everyday living and hosting guests. Enjoy the convenience of IN-SUITE LAUNDRY, a rare and valuable feature that adds to the comfort of urban living. The bright and functional kitchen opens to a generous living and dining area, with large windows that let in natural light throughout the day. Your UNDERGROUND PARKING STALL ensures peace of mind year-round, especially during Calgary's winter months. Located just a short walk from downtown, this condo is perfect for professionals or anyone looking to enjoy an active, walkable lifestyle with easy access to Bridgeland's shops, cafes, restaurants, transit, and the river pathways. Whether you're a first-time buyer, downsizing, or investing, this Crescent Heights gem checks all the boxes! If you do the math, it is CHEAPER to OWN then to RENT.