

**208, 1507 Centre A Street NE  
Calgary, Alberta**

**MLS # A2281086**



**\$324,900**

**Division:** Crescent Heights

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 820 sq.ft. **Age:** 2002 (24 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Parkade

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 609

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Heating:** Baseboard, Electric  
**Floors:** Tile, Vinyl  
**Roof:** Tar/Gravel  
**Basement:** -  
**Exterior:** Concrete  
**Foundation:** -  
**Features:** Granite Counters, Laminate Counters

**Inclusions:** N/A

Welcome to Crescent Heights living—an ideal inner-city condo just walking distance to downtown Calgary. This 820 sq ft suite offers 2 bedrooms and 2 full bathrooms, with a bright open-concept kitchen/living area designed for everyday comfort and easy entertaining. Recently renovated with new vinyl flooring, fresh paint, updated kitchen and bathroom faucets, and new under-cabinet lighting, the space feels modern and move-in ready. The kitchen is finished with granite countertops, stainless steel appliances, and a new stove, plus the convenience of in-suite washer and dryer. Step outside to your massive private balcony—an approximately 460 sq ft of additional outdoor living space, perfect for lounging, entertaining, or creating your own urban oasis. This all-concrete building features concrete walls between units for added privacy and quiet enjoyment. Enjoy pet-friendly living, a fitness area just steps from your unit door, plus a building caretaker on site. Complete with 1 underground parkade stall and 1 storage locker, this is an outstanding opportunity in one of Calgary's most desirable communities.