

# \$199,900 - 101, 409 1 Avenue Ne, Calgary

MLS® #A2198034

**\$199,900**

2 Bedroom, 1.00 Bathroom, 713 sqft  
Residential on 0.00 Acres

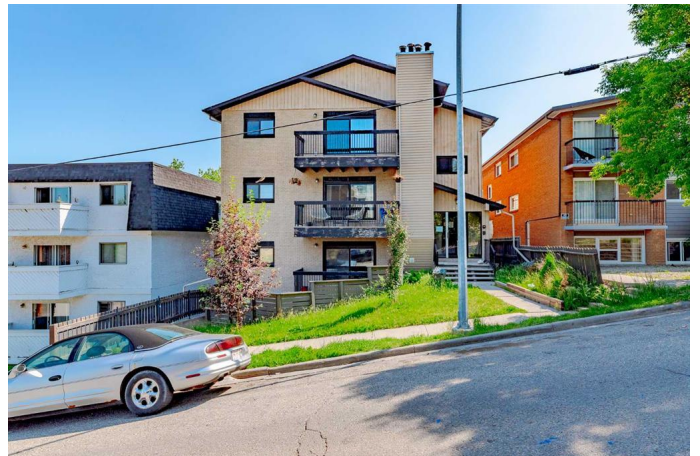
Crescent Heights, Calgary, Alberta

Live in the beautiful community of Crescent Heights! This unit is situated in a charming complex featuring 2 bedrooms, 1 full bath, and an assigned parking stall. This home boasts over 700 sq ft of comfortable living space. The spacious living room has beautiful laminate flooring throughout and a cozy wood-burning fireplace. The modern kitchen is equipped with granite countertops, pristine white cabinetry, and sleek black appliances. There are 2 generously sized bedrooms, both with ample closet space. A full 4-piece bath and in-unit laundry ensures convenience for all occupants. Enjoy the summer days outside on the private front patio. This home comes complete with an assigned parking stall. Enjoy proximity to school, playgrounds, restaurants, shopping, and transit. Whether you're searching for an excellent family home or an outstanding investment opportunity, this remarkable property caters to both. Book your private viewing today!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2198034  |
| Price          | \$199,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 713       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1979              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 101, 409 1 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0B3              |

### **Amenities**

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| # of Stories      | 4   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 14                  |
| Zoning         | M-C2                |

### **Listing Details**

Listing Office

2% Realty

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