

# \$365,000 - 304, 417 3 Avenue Ne, Calgary

MLS® #A2202671

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,016 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your urban oasis—an impeccably designed 1015.97 sq ft condo perfectly suited for professionals seeking a serene retreat close to downtown. The open-concept layout is bathed in natural light from expansive windows, highlighting contemporary touches such as quartz countertops and stainless steel appliances in the gourmet kitchen. Relax in the inviting living room, accentuated by a cozy gas fireplace, or unwind in the spacious primary bedroom complete with a walk-in closet and a chic 4-piece ensuite. A separate second bedroom, thoughtfully positioned on the opposite side of the unit, offers privacy and easy access to another full bathroom. Clever storage solutions include a discreetly tucked-away laundry closet and a large indoor parking stall with an additional storage shed. Ideally located within a short stroll to a range of amenities, this beautiful, spacious condo is the perfect blend of comfort and convenience for modern city living.

Built in 2003

## Essential Information

MLS® #	A2202671
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,016



Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	304, 417 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H7

### **Amenities**

Amenities	Bicycle Storage, Storage
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground, Enclosed

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, French Door, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	5

### **Exterior**

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

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	19

Zoning

M-C2

## **Listing Details**

Listing Office

RE/MAX Realty Professionals

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