

# \$375,000 - 201, 455 1 Avenue Ne, Calgary

MLS® #A2210907

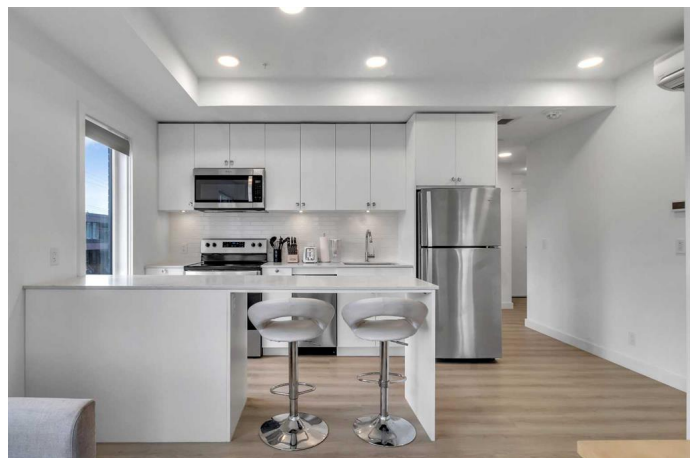
**\$375,000**

2 Bedroom, 2.00 Bathroom, 629 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Airbnb-approved and professionally managed, this 2 bed, 2 bath condo in Bridgeland offers the perfect blend of investment potential and inner-city lifestyle. With a west-facing balcony showcasing breathtaking downtown views, this open-concept unit features stainless steel appliances, quartz countertops, in-suite laundry, and a spacious layout ideal for entertaining. The primary bedroom includes a private ensuite for added comfort and convenience. Enjoy secure and TITLED underground parking, a private storage locker, and access to a beautifully gated courtyard and ultra-modern lobby. When you need more space to host, take advantage of the rooftop patio with panoramic city views, multiple seating areas, and communal BBQs. Located just minutes from downtown without the noise, and steps to the Bow River, parks, trendy cafes, restaurants, markets, and boutique shops. Easy access to Edmonton Trail and Deerfoot Trail makes commuting a breeze, while the lively atmosphere of Bridgeland and nearby Crescent Heights adds charm and energy to your doorstep. Whether you're an investor or a first-time buyer, this home checks all the boxes.



Built in 2023

## Essential Information

MLS® #                      A2210907

Price                        \$375,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 629               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 201, 455 1 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0B3              |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Dog Run, Elevator(s), Picnic Area, Roof Deck, Secured Parking, Storage |
| Parking Spaces | 1                                                                      |
| Parking        | Titled, Underground                                                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Fan Coil                                                                           |
| Cooling           | Wall Unit(s)                                                                       |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 67               |

Zoning

DC

Listing Details

Listing Office

RE/MAX Real Estate (Central)

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