

# \$338,800 - 403, 354 3 Avenue Ne, Calgary

MLS® #A2259690

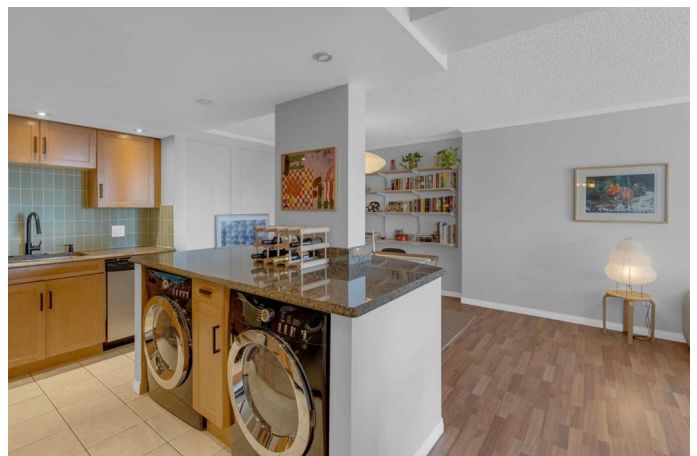
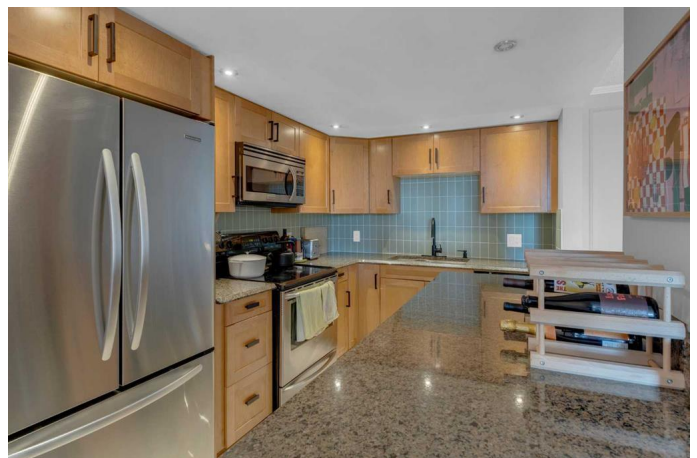
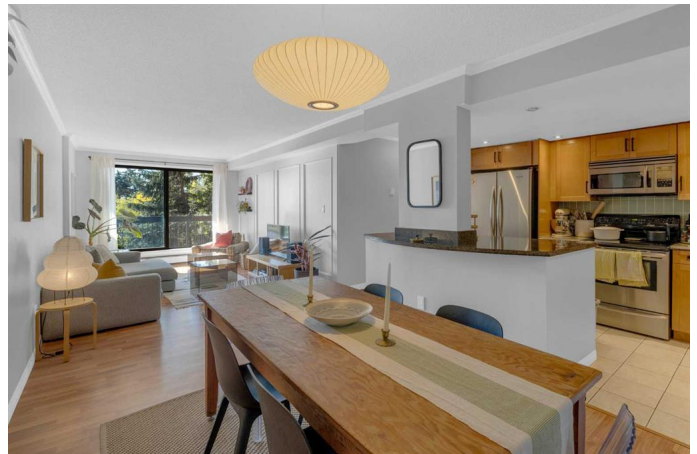
**\$338,800**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your serene city sanctuary perched on a quiet, no-through street in one of Calgary's most desirable locations. This thoughtfully updated 2-bedroom home offers unobstructed panoramic views of East Village, Bridgeland, and even a front-row seat to the Stampede fireworks – all framed by mature trees right outside your windows for added privacy and charm. With a south-facing orientation, natural light pours in throughout the day, while the balcony above provides strategic summer shading, keeping your home comfortably cool. Step out onto your sprawling private balcony – large enough for a BBQ, patio furniture, potted garden, and even a hammock – and take in the fresh air and city skyline. Inside, the updated kitchen features granite countertops, a new tiled backsplash, a functional island, and a cleverly integrated European-style front loading washer/dryer system. The adjacent dining area includes stylish shelving and a designer Herman Miller pendant light, creating a perfect space for entertaining. Stylish wall paneling adds architectural interest, while generous storage solutions – including a walk-in storage room, linen closet, large entry closet, and spacious bedroom closets – offer room for everything from bikes and extra tires to seasonal décor. The second bedroom/office features custom built-in shelving ideal for books, art, or files. This well-managed, concrete building is known for its quiet, respectful community and exceptional upkeep by long-standing board



members and diligent property management. Units here rarely come available. Additional highlights include Secure underground parking with a recycling room, Garbage chute conveniently located on your floor, New ceiling fans in bedrooms and updated lighting in hallway, Access to a rooftop patio and 3rd-floor sauna, Walking distance to downtown, Bridgeland, Crescent Heights, Inglewood, and Kensington, Just steps to Rotary Park, Blush Lane, and Luke’s Drug Mart for everyday essentials. If you're looking for a beautiful, light-filled home with unbeatable views, seamless access to the city’s best neighbourhoods, and a true sense of community – this is the one.

Built in 1980

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2259690          |
| Price          | \$338,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 864               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 403, 354 3 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0H4              |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Secured Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                                                                   |
| Heating           | Baseboard                                                                                                                           |
| Cooling           | None                                                                                                                                |
| # of Stories      | 5                                                                                                                                   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony, Other  |
| Construction      | Brick, Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 21                   |
| Zoning         | M-C1                 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Synterra Realty |
|----------------|-----------------|

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