

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

MLS® #A2210907

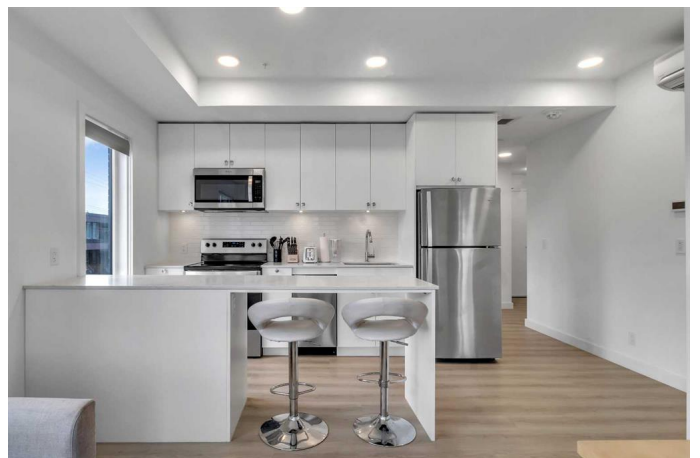
**\$375,000**

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	70

Zoning

DC

## **Listing Details**

Listing Office

RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.