

# \$255,000 - 402, 409 1 Avenue Ne, Calgary

MLS® #A2261340

**\$255,000**

2 Bedroom, 1.00 Bathroom, 812 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Gorgeous downtown views await from this top-floor condo in very good condition! Bathed in natural light from its south-facing exposure, this home features a sleek white kitchen with stainless steel appliances, slate floors, and large patio doors leading to a sunny 12' balcony. The spacious living room is a showstopper, offering panoramic city views and a charming corner wood-burning fireplace—perfect for cozy evenings.

With two generous bedrooms, in-suite laundry, and thoughtful updates throughout, this condo blends comfort and convenience. The location is unbeatable: just a quick stroll to downtown, the trendy Bridgeland caf  s and restaurants, and the Bow River pathway system.

This well-managed building offers peace of mind with recent upgrades including newer windows, balconies, patio doors, and a new roof (April 2024).

Don  t miss this opportunity to enjoy vibrant city living with style, views, and value!

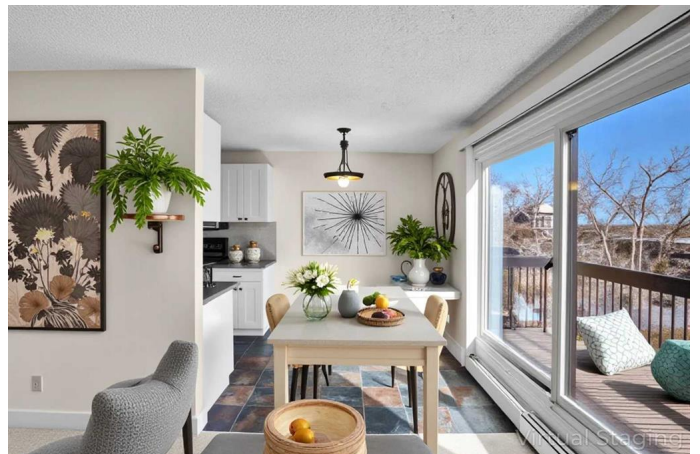
Built in 1981

## Essential Information

MLS   # A2261340

Price \$255,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 812               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 402, 409 1 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E0B3               |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer  |
| Heating           | Baseboard, Hot Water                               |
| Cooling           | None                                               |
| Fireplace         | Yes                                                |
| # of Fireplaces   | 1                                                  |
| Fireplaces        | Wood Burning                                       |
| # of Stories      | 4                                                  |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Construction      | Brick, Vinyl Siding, Wood Siding |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | October 4th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 21   |
| Zoning         | M-C2 |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.