

# \$243,000 - 209, 647 1 Avenue Ne, Calgary

MLS® #A2233768

**\$243,000**

2 Bedroom, 1.00 Bathroom, 829 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to Waterford at Bridgeland. Enjoy the convenience and lifestyle that the inner city community of Bridgeland has to offer including walking distance to downtown, nearby trendy restaurants, shops and the Bow River pathway system. This two bedroom home features a quiet and secluded balcony with a southern exposure facing the rear of the building, overlooking a quiet tree lined cul de sac resulting in minimal traffic. The large patio door floods natural light into the living room. The dining room area is an extension of the living room and adjoins the efficient galley style kitchen. The primary bedroom has a walk through closet with a cheater door to the updated 4 piece bathroom. Glass french doors open from the living room into a spacious second bedroom. This room has functioned as an office but it does include a closet to meet bedroom requirements. There is ample storage in the unit and a large laundry room. The secure heated underground parkade has the assigned parking stall and a bicycle storage area. There is a lot of value here, don't miss out.

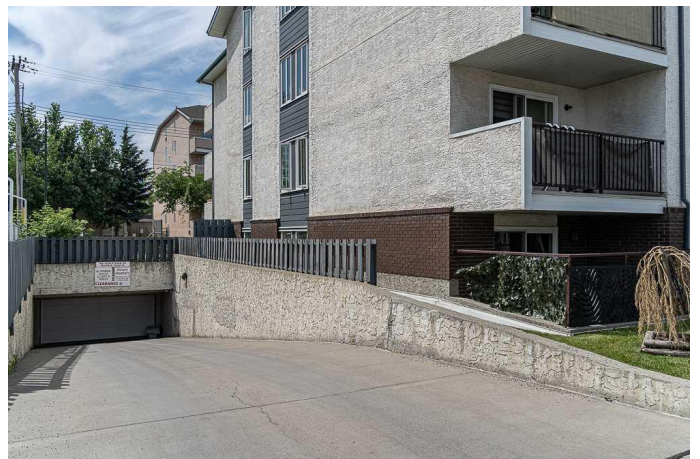
Built in 1981

## Essential Information

MLS® # A2233768

Price \$243,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	829
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	209, 647 1 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0B5

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

### Additional Information

Date Listed	July 11th, 2025
Days on Market	4
Zoning	MU-2 f4.0h22

**Listing Details**

Listing Office                      Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.