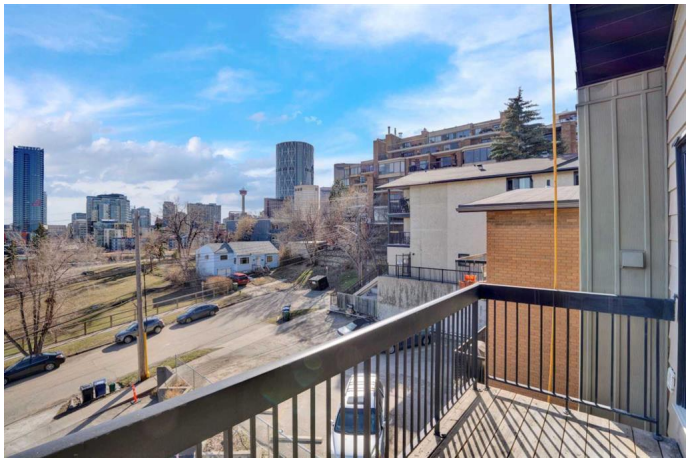
$250,000 - 402, 409 1 Avenue Ne, Calgary

MLS® #A2261340

$250,000
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 fireplaceâ€”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 cafÃ©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).

Donâ€™t miss this opportunity to enjoy vibrant city living with style, views, and value!

Built in 1981

Essential Information

MLS® #	A2261340
Price	$250,000
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	31
Zoning	M-C2

Listing Details

Listing Office	RE/MAX First

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