

# \$348,000 - 308, 417 3 Avenue Ne, Calgary

MLS® #A2229728

**\$348,000**

2 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

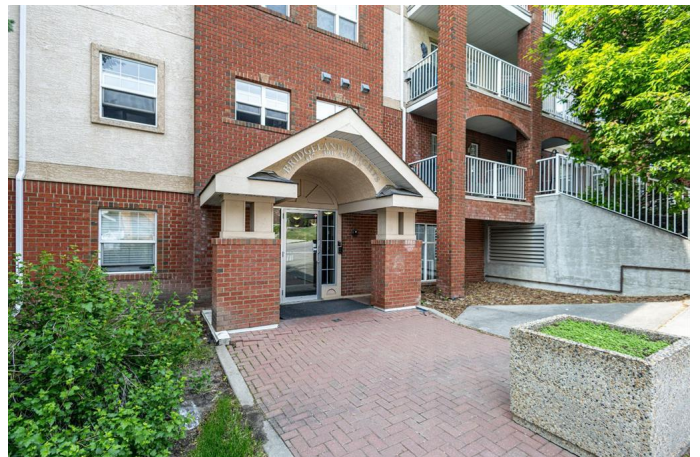
Crescent Heights, Calgary, Alberta

Stunning Downtown and Bow River Valley Views | Crescent Heights | 2 Bed + Den | 2 Bath | 1,087 SF

Experience city living at its finest in this beautifully updated 1,087 sq. ft. corner-unit condo, ideally located on a quiet cul-de-sac in sought-after Crescent Heights. Featuring unobstructed views of downtown Calgary and the Bow River Valley, this bright and spacious 2-bedroom, 2-bathroom home with a den offers the perfect combination of comfort, style, and convenience.

Enjoy a thoughtfully designed open-concept layout, ideal for entertaining. The open designed kitchen includes a raised breakfast bar, and ample cabinetry. The generous dining area flows seamlessly into a cozy living room with a corner gas fireplace and access to your south-facing covered balcony with gas BBQ hook-up—perfect for year-round outdoor enjoyment.

The oversized primary suite comfortably fits a king-sized bed with space for a desk or treadmill and features a walk-through closet with built-in shelving and a private 4-piece ensuite. The second bedroom, located on the opposite side of the unit for added privacy, captures the warmth of the morning sun—ideal for roommates or guests. A separate 4-piece main bath, and in-suite laundry complete the living space.



Additional features include:

-Dedicated den/flex room at the entrance â€” ideal for a home office

-Titled underground heated parking stall

-Lobby-level storage area

-New baseboards and fresh paint throughout

This building is steps from downtown, public transit, and the vibrant communities of Eau Claire, Bridgeland, and Kensington. Enjoy proximity to Princeâ€™s Island Park, Calgary Zoo, Telus Spark, the river pathways, and a host of local favorites including Lukeâ€™s Drug Mart, coffee shops, and fine dining.

Built in 2003

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229728          |
| Price          | \$348,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,087             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 308, 417 3 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2E 0H7 |

### Amenities

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

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Window Coverings |
| Heating           | Natural Gas, In Floor                                       |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Gas                                                         |
| # of Stories      | 5                                                           |
| Basement          | None                                                        |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Lot Description   | Back Lane, Landscaped, Cul-De-Sac |
| Roof              | Asphalt Shingle                   |
| Construction      | Brick, Stucco, Wood Frame         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 52              |
| Zoning         | M-C2            |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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