

# \$368,000 - 308, 417 3 Avenue Ne, Calgary

MLS® #A2229728

**\$368,000**

2 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

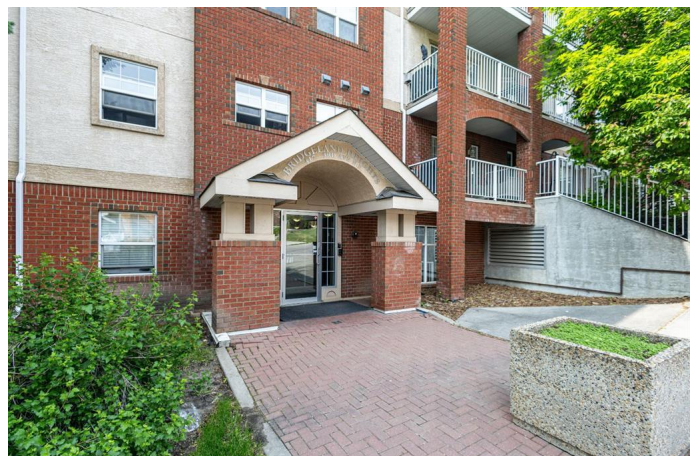
Crescent Heights, Calgary, Alberta

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	\$368,000
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	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	15
Zoning	M-C2

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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