

# \$210,000 - 204, 420 3 Avenue Ne, Calgary

MLS® #A2261224

**\$210,000**

1 Bedroom, 1.00 Bathroom, 595 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

OPEN HOUSE: Sun, Oct 26 from 1-3pm.  
Welcome to this quaint and spacious 1 bedroom, 1 bathroom condo nestled in the desirable community of Crescent Heights. Thoughtfully designed, this home offers a warm and inviting layout with plenty of room to relax and entertain. The open-concept living space flows effortlessly, making it ideal for both everyday living and hosting guests.

Enjoy the convenience of IN-SUITE LAUNDRY, a rare and valuable feature that adds to the comfort of urban living. The bright and functional kitchen opens to a generous living and dining area, with large windows that let in natural light throughout the day.

Your UNDERGROUND PARKING STALL ensures peace of mind year-round, especially during Calgary's winter months. Located just a short walk from downtown, this condo is perfect for professionals or anyone looking to enjoy an active, walkable lifestyle with easy access to Bridgeland's shops, cafes, restaurants, transit, and the river pathways. Whether you're a first-time buyer, downsizing, or investing, this Crescent Heights gem checks all the boxes!

Built in 1982

## Essential Information

MLS® #

A2261224



|                |                   |
|----------------|-------------------|
| Price          | \$210,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 595               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 204, 420 3 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0H6              |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Wood Frame, Wood Siding |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 25                |
| Zoning         | M-C2              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|



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