

# \$255,000 - 402, 409 1 Avenue Ne, Calgary

MLS® #A2261340

**\$255,000**

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 fireplace—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 caf  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).

Don  t miss this opportunity to enjoy vibrant city living with style, views, and value!

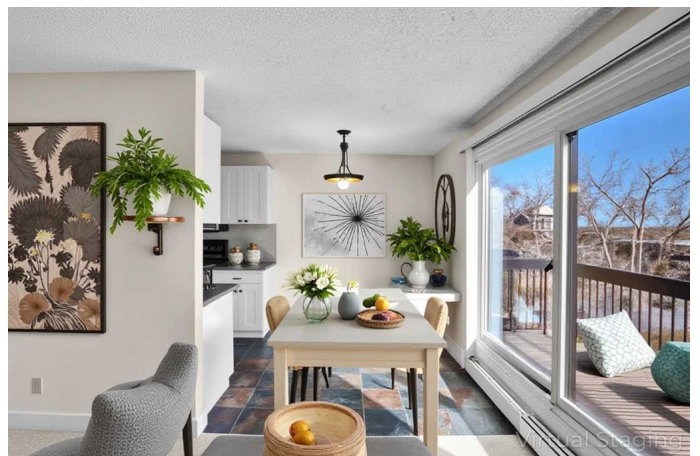
Built in 1981

## Essential Information

MLS   # A2261340

Price \$255,000

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 | 22   |
| Zoning         | M-C2 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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