

# \$329,900 - 304, 455 1 Avenue Ne, Calgary

MLS® #A2254160

**\$329,900**

2 Bedroom, 2.00 Bathroom, 632 sqft  
Single Family on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your stunning top floor unit with breathtaking view of Calgary Downtown, Fourth Ave bridge over the Bow river, an enchanting Air BnB friendly, modern air-conditioned condo. Minto partnered with PCL, to design and construct this 2023 building, that perfectly blends style, comfort, and convenience. This bright and airy 2-bedroom, 2-bathroom home features a contemporary open-concept layout with large windows that flood the space with natural light. The sleek kitchen is designed with functionality and aesthetics in mind, offering an island with an eating bar, perfect for casual dining or entertaining. A spacious dining area flows seamlessly into the cozy yet open living room, creating a welcoming atmosphere for both everyday living and hosting guests. Step out onto the expansive private large wrap around balcony—ideal for morning coffee, evening relaxation, or summer BBQs. The primary bedroom is a true retreat, complete with a private 4-piece ensuite, while the second bedroom and bathroom provide comfort and flexibility for guests, a home office, or growing families. Thoughtfully designed with modern finishes throughout, this unit offers a perfect blend of practicality and style, making day-to-day living both easy and enjoyable. Situated in a desirable, amenity-rich neighborhood, this location offers the best of both convenience and lifestyle. Just steps from your door, you'll find an array of local cafes, restaurants, and boutique shops that give the



area its unique charm. Enjoy leisurely strolls or active outings along nearby riverside pathways and green spaces, or take advantage of the close proximity to fitness centers, grocery stores, and essential services. Public transit is easily accessible, simplifying your commute whether you're headed downtown or exploring the city. With everything you need within reach—including your own spacious balcony oasis—this is a home that truly delivers on comfort, location, and modern living. (id:6289)

Built in 2023

**Essential Information**

Listing #	A2254160
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Square Footage	632
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	304, 455 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E0B3

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Elevator, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings
Heating	Forced air
Cooling	Wall unit
# of Stories	3

## Exterior

Exterior	Brick, Concrete
Construction	Poured concrete, Wood frame

## Listing Details

Listing Office	RE/MAX Complete Realty
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