# \$338,800 - 403, 354 3 Avenue Ne, Calgary

MLS® #A2259690

# \$338,800

2 Bedroom, 1.00 Bathroom, 864 sqft Single Family on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your serene city sanctuary perched on a quiet, no-through street in one of Calgary's most desirable locations. This thoughtfully updated 2-bedroom home offers unobstructed panoramic views of East Village, Bridgeland, and even a front-row seat to the Stampede fireworks â€" all framed by mature trees right outside your windows for added privacy and charm. With a south-facing orientation, natural light pours in throughout the day, while the balcony above provides strategic summer shading, keeping your home comfortably cool. Step out onto your sprawling private balcony â€" large enough for a BBQ, patio furniture, potted garden, and even a hammock â€" and take in the fresh air and city skyline. Inside, the updated kitchen features granite countertops, a new tiled backsplash, a functional island, and a cleverly integrated European-style front loading washer/dryer system. The adjacent dining area includes stylish shelving and a designer Herman Miller pendant light, creating a perfect space for entertaining. Stylish wall paneling adds architectural interest, while generous storage solutions â€" including a walk-in storage room, linen closet, large entry closet, and spacious bedroom closets â€" offer room for everything from bikes and extra tires to seasonal dA©cor. The second bedroom/office features custom built-in shelving ideal for books, art, or files. This well-managed, concrete building is known for its quiet, respectful community and exceptional upkeep by long-standing board







members and diligent property management. Units here rarely come available. Additional highlights include Secure underground parking with a recycling room, Garbage chute conveniently located on your floor, New ceiling fans in bedrooms and updated lighting in hallway, Access to a rooftop patio and 3rd-floor sauna, Walking distance to downtown, Bridgeland, Crescent Heights, Inglewood, and Kensington, Just steps to Rotary Park, Blush Lane, and Luke's Drug Mart for everyday essentials. If you're looki ng for a beautiful, light-filled home with unbeatable views, seamless access to the city's best neighbourhoods, and a true sense of community â€" this is the one. (id:6289)

Built in 1980

### **Essential Information**

Listing # A2259690 Price \$338,800

Bedrooms 2

Bathrooms 1.00
Square Footage 864
Acres 0.00
Year Built 1980

Type Single Family

Sub-Type Condominium/Strata

## **Community Information**

Address 403, 354 3 Avenue Ne

Subdivision Crescent Heights

City Calgary
Province Alberta
Postal Code T2E0H4

#### **Amenities**

Amenities Park, Recreation Nearby, Schools, Shopping

Features See remarks, Elevator, No Animal Home, No Smoking Home, Parking

Parking Spaces

Parking Underground

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer

Heating Baseboard heaters

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Cooling None

# of Stories 5

**Exterior** 

Exterior Brick, Concrete

Construction Poured concrete

## **Listing Details**

Listing Office Synterra Realty





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