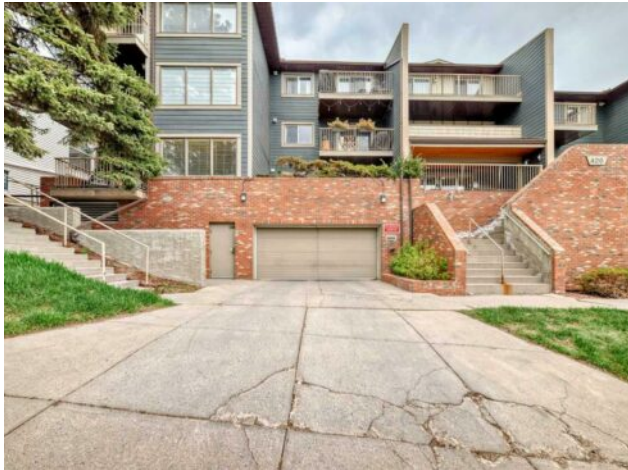


**204, 420 3 Avenue NE**  
**Calgary, Alberta**
**MLS # A2217939**

**\$229,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	595 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 485
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters		

**Inclusions:** N/A

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!