

# \$289,999 - 308, 455 1 Avenue Ne, Calgary

MLS® #A2242598

**\$289,999**

1 Bedroom, 1.00 Bathroom, 440 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

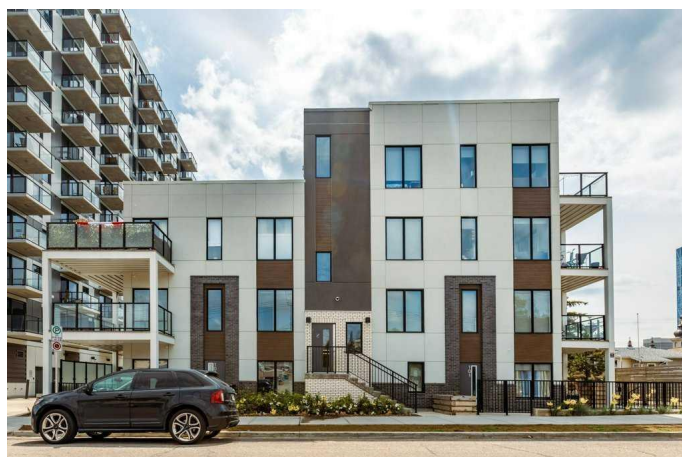
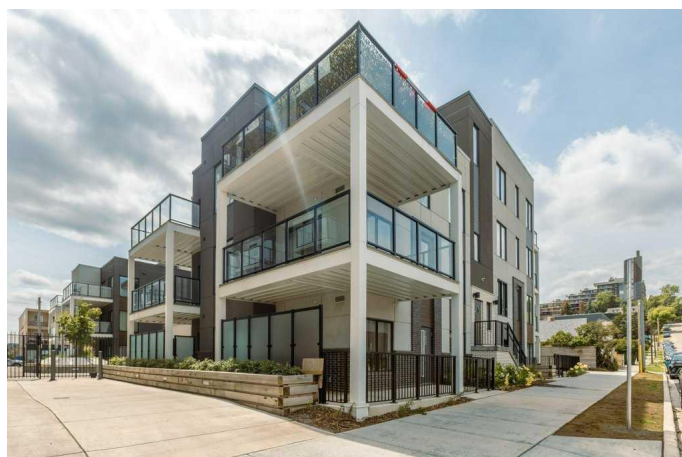
Discover modern urban living in this stylish one-bedroom condo, perfectly located just steps from downtown, East Village, Bridgeland, and the scenic Bow River path system. Situated in a newer, well-maintained building, this bright and airy unit features an open floorplan designed for comfort and functionality. The contemporary kitchen is a delight, complete with a central island, sleek quartz counter tops, and stainless-steel appliances. It flows seamlessly into the spacious living room, highlighted by a full wall of windows that flood the space with natural light and offer access to a large, south-facing balcony—ideal for morning coffee or evening relaxation. The bright bedroom includes a generous closet, while the four-piece bathroom offers clean, modern finishes. Additional conveniences include in-suite laundry, a dedicated storage area within the unit, and a titled underground parking stall with a separate storage locker. Access to shared roof top patio in Era 1 with views, firepit, BBQ and indoor work space. Air B&B friendly for stays longer than 3+ days. Walk to nearby shops, cafes, transit, and green spaces, this condo offers the perfect blend of style, comfort, and convenience.

Built in 2023

## Essential Information

MLS® #

A2242598



|                |                   |
|----------------|-------------------|
| Price          | \$289,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 440               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 308, 455 1 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0B3              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Roof Deck, Recreation Room, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Secured, Stall, Titled, Underground             |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Storage, Quartz Counters                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Washer, Window Coverings, Microwave Hood Fan |
| Heating           | Fan Coil  |
| Cooling           | Central Air   |
| # of Stories      | 4   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Concrete, Wood Frame             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 48              |
| Zoning         | DC              |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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