

\$200,000 - 408, 647 1 Avenue Ne, Calgary

MLS® #A2263399

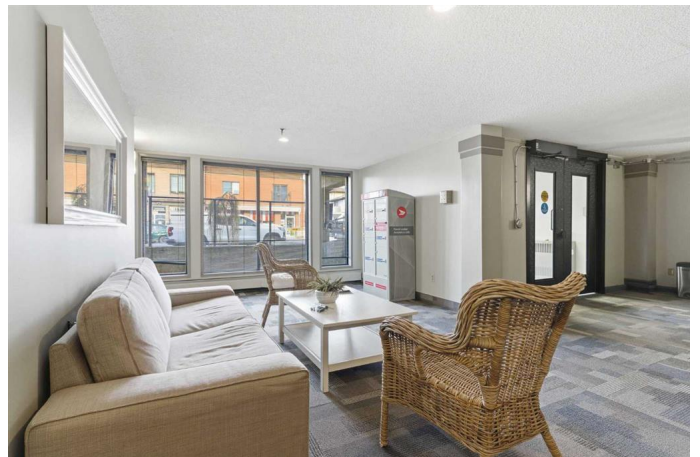
\$200,000

2 Bedroom, 1.00 Bathroom, 723 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

This prime Bridgeland location is blocks from the Bow River pathways, directly by Edmonton Trail, for easy access to Memorial, Deerfoot, the Downtown Core and East Village, AND with both assigned underground and loads of street parking available, enjoys all the shopping, dining and activities anyone could want or need! With Walk and Bike scores between 96 and 99, Transit nearby, and being the TOP floor of a Low-Rise 47 Unit apartment, life at Waterford is beautiful. This 723.32 square foot open concept apartment includes virtually staged photos for the listing, iGuide 3D tour, detailed floor plans, and offers its new owner thick plushy carpet in great shape, and easy-to-care for lino that can be updated with vinyl easily if desired. The plan is flexibly open, bright, includes TWO Bedrooms (the Primary is 12.25' wide, easily holds a king!) with large windows, and is listed for an incredible value price - the affordability cannot be beaten, and this home will not last long! 408 647 1 Avenue NE faces East, with a 12.75' x 6' Balcony for sunrises and morning coffees, plus comfortable temperatures inside while remaining naturally light. The large Storage and Laundry Room can double as a combination Pantry to the contemporary-white Kitchen, complete with a nice eating bar overlooking the Dining and Living Room combination. There is a washing machine included in the appliances, and carpets have been professionally cleaned with enviro-safe products prior to listing. Documents are



available in supplements for agents, or upon request for previewing. The very secure building has fob access for BOTH security entry doors, a large welcoming Entry and lots of seating, additional fob security required to access the Parkade level, interior mail and package delivery, 1 hour parking for visitors, and street parking behind the building - so many conveniences! Management is responsive, and the building receives regular attention and maintenance. Looking forward to a quick purchase before the holiday enjoyments!

Built in 1981

Essential Information

MLS® #	A2263399
Price	\$200,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	723
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	408, 647 1 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0B5

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal,
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	Storage, Trash, Visitor Parking, Laundry
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating	Baseboard, Boiler, Forced Air, Heat Pump
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Level, Open Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2025
Days on Market	1
Zoning	MU-2 f4.0h22

Listing Details

Listing Office	CIR Realty
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