

\$255,000 - 402, 409 1 Avenue Ne, Calgary

MLS® #A2261340

\$255,000

2 Bedroom, 1.00 Bathroom, 812 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Gorgeous downtown views await from this top-floor condo in very good condition! Bathed in natural light from its south-facing exposure, this home features a sleek white kitchen with stainless steel appliances, slate floors, and large patio doors leading to a sunny 12' balcony. The spacious living room is a showstopper, offering panoramic city views and a charming corner wood-burning fireplace—perfect for cozy evenings.

With two generous bedrooms, in-suite laundry, and thoughtful updates throughout, this condo blends comfort and convenience. The location is unbeatable: just a quick stroll to downtown, the trendy Bridgeland caf  s and restaurants, and the Bow River pathway system.

This well-managed building offers peace of mind with recent upgrades including newer windows, balconies, patio doors, and a new roof (April 2024).

Don  t miss this opportunity to enjoy vibrant city living with style, views, and value!

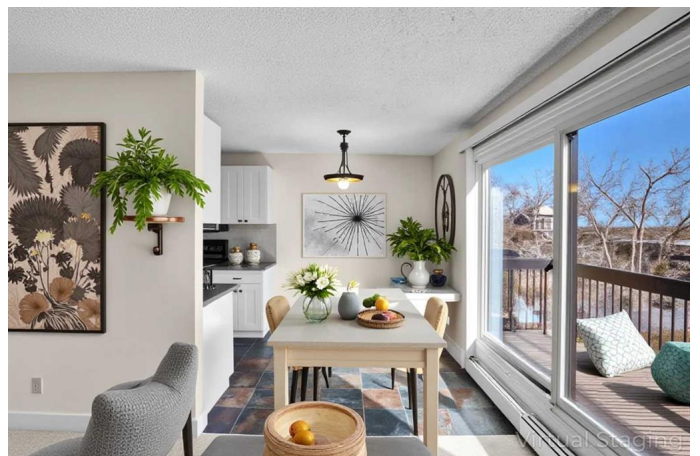
Built in 1981

Essential Information

MLS   # A2261340

Price \$255,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	812
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	402, 409 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0B3

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Siding

Additional Information

Date Listed	October 4th, 2025
-------------	-------------------

Days on Market	15
Zoning	M-C2

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.