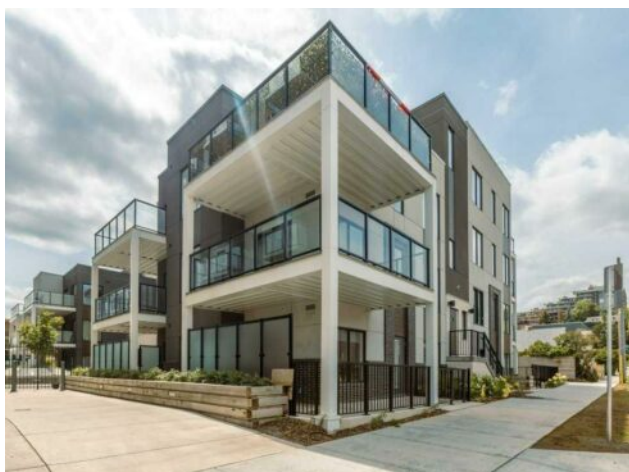


308, 455 1 Avenue NE
Calgary, Alberta

MLS # A2242598



\$325,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	440 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Storage		

Inclusions: None

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 countertops, 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. With a walkable location close to shops, cafes, transit, and green spaces, this condo offers the perfect blend of style, comfort, and convenience.