

# \$207,000 - 101, 316 1 Avenue Ne, Calgary

MLS® #A2232069

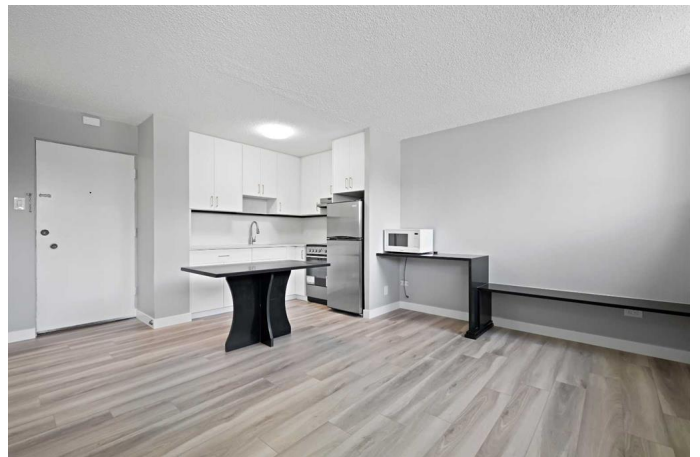
**\$207,000**

1 Bedroom, 1.00 Bathroom, 440 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this fully renovated ground-floor condo in the vibrant and sought-after community of Crescent Heights! Ideally located just steps from downtown Calgary, this stylish 1 Bedroom, 1 Bathroom unit is perfect for first-time buyers or savvy investors seeking a blend of location, comfort, and convenience. Step inside to a newly renovated bright and modern interior featuring brand new luxury vinyl plank flooring and fresh paint throughout. The kitchen and bathroom have been thoughtfully updated with elegant quartz countertops; including a custom quartz shower, along with built-in closet organizers, a stylish bench and brand new appliances. Every detail has been carefully curated for comfort and contemporary living. Enjoy the added convenience of a dedicated outdoor parking stall, assigned storage, and coin-operated laundry located just a short walk away on the second floor. This ground-floor unit offers easy access and an unbeatable lifestyle, with breathtaking views of Calgary's iconic skyline just outside the building. Surrounded by scenic pathways, parks and green spaces, this home offers the perfect balance of urban energy and natural beauty. Whether you're looking for a place to call home or a smart investment opportunity, this condo checks all the boxes. Don't miss your chance to own in one of Calgary's most picturesque and walkable neighbourhoods. Call your favourite Realtor to book your private showing today!



Built in 1963

### Essential Information

MLS® #	A2232069
Price	\$207,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	440
Acres	0.00
Year Built	1963
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 316 1 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0B2

### Amenities

Amenities	Elevator(s), Parking, Storage, Coin Laundry
Parking Spaces	1
Parking	Stall, Outside

### Interior

Interior Features	Built-in Features, Open Floorplan, Quartz Counters, Storage
Appliances	Electric Range, Microwave, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	5

### Exterior

Exterior Features	None
Construction	Brick, Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	74
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.