

\$325,000 - 308, 455 1 Avenue Ne, Calgary

MLS® #A2242598

\$325,000

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 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.

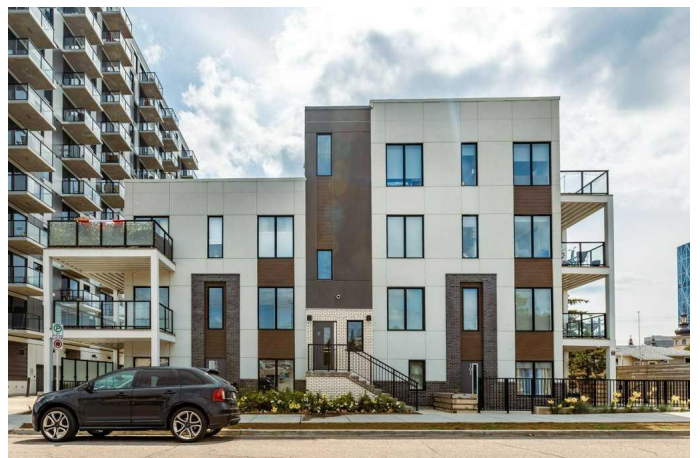
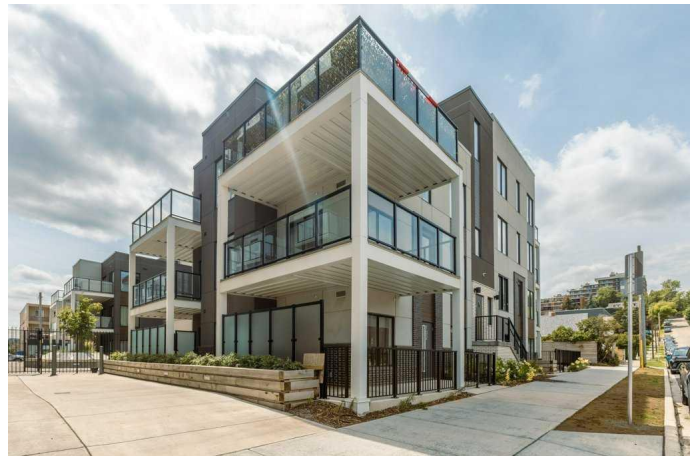
Built in 2023

Essential Information

MLS® # A2242598

Price \$325,000

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), Visitor Parking, Roof Deck, Recreation Room
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Secured
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
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	6

Zoning DC

Listing Details

Listing Office Royal LePage Solutions

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