

\$289,999 - 308, 455 1 Avenue Ne, Calgary

MLS® #A2242598

\$289,999

1 Bedroom, 1.00 Bathroom, 440 sqft
Residential on 0.00 Acres

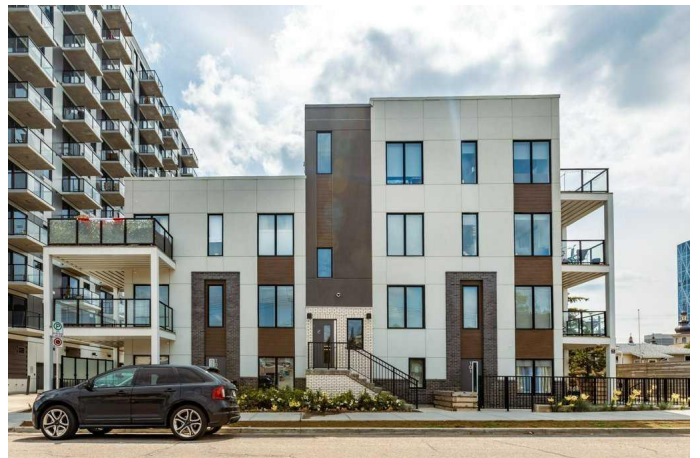
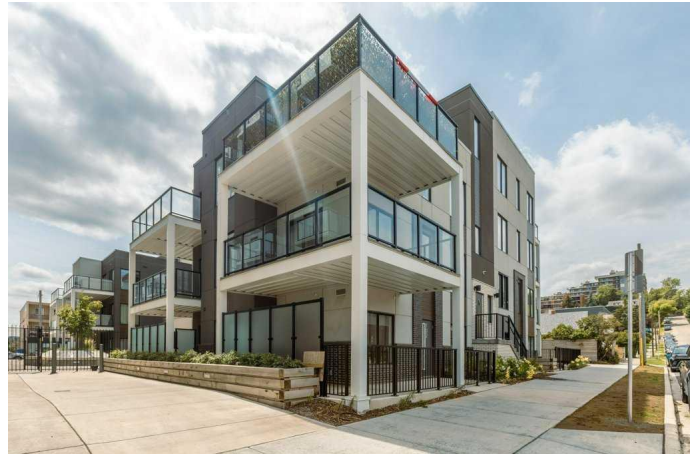
Crescent Heights, Calgary, Alberta

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 counter tops, 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. Access to shared roof top patio in Era 1 with views, firepit, BBQ and indoor work space. Air B&B friendly for stays longer than 3+ days. Walk to nearby 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	\$289,999
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), Recreation Room, Roof Deck, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground
# 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	63
Zoning	DC

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.