

# \$329,900 - 403, 354 3 Avenue Ne, Calgary

MLS® #A2259690

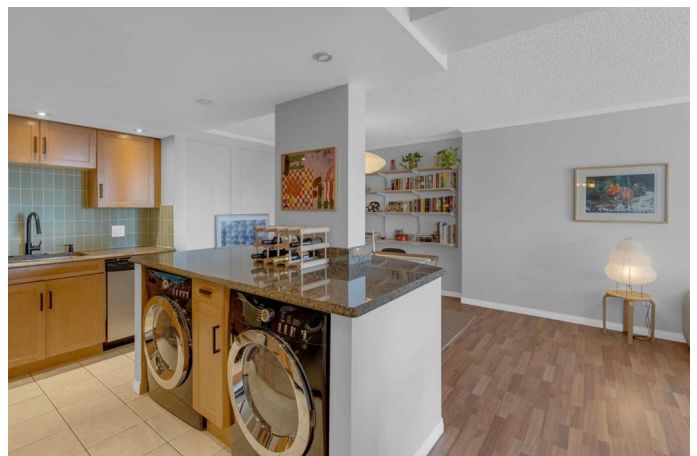
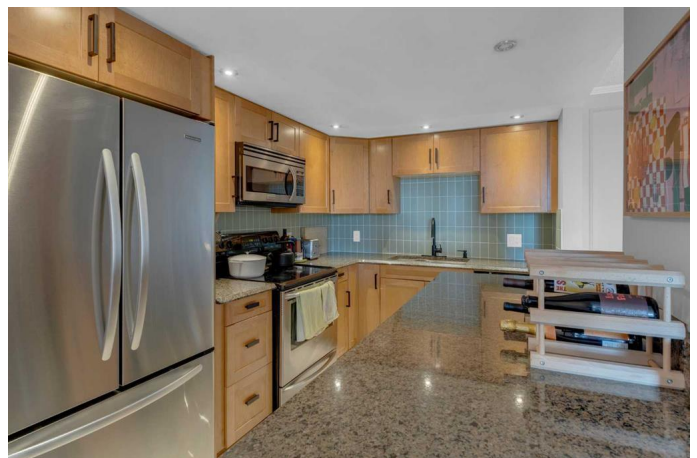
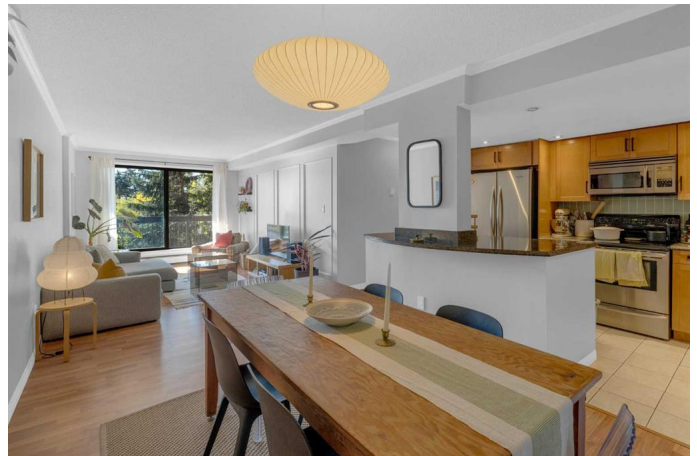
**\$329,900**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to your serene city sanctuary perched on a quiet, no-through street in one of Calgary's most desirable locations. This thoughtfully updated 2-bedroom home offers unobstructed panoramic views of East Village, Bridgeland, and even a front-row seat to the Stampede fireworks – all framed by mature trees right outside your windows for added privacy and charm. With a south-facing orientation, natural light pours in throughout the day, while the balcony above provides strategic summer shading, keeping your home comfortably cool. Step out onto your sprawling private balcony – large enough for a BBQ, patio furniture, potted garden, and even a hammock – and take in the fresh air and city skyline. Inside, the updated kitchen features granite countertops, a new tiled backsplash, a functional island, and a cleverly integrated European-style front loading washer/dryer system. The adjacent dining area includes stylish shelving and a designer Herman Miller pendant light, creating a perfect space for entertaining. Stylish wall paneling adds architectural interest, while generous storage solutions – including a walk-in storage room, linen closet, large entry closet, and spacious bedroom closets – offer room for everything from bikes and extra tires to seasonal décor. The second bedroom/office features custom built-in shelving ideal for books, art, or files. This well-managed, concrete building is known for its quiet, respectful community and exceptional upkeep by long-standing board



members and diligent property management. Units here rarely come available. Additional highlights include Secure underground parking with a recycling room, Garbage chute conveniently located on your floor, New ceiling fans in bedrooms and updated lighting in hallway, Access to a rooftop patio and 3rd-floor sauna, Walking distance to downtown, Bridgeland, Crescent Heights, Inglewood, and Kensington, Just steps to Rotary Park, Blush Lane, and Luke’s Drug Mart for everyday essentials. If you're looking for a beautiful, light-filled home with unbeatable views, seamless access to the city’s best neighbourhoods, and a true sense of community – this is the one.

Built in 1980

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2259690          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 864               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 403, 354 3 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0H4              |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Secured Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Elevator |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                                                                   |
| Heating           | Baseboard                                                                                                                           |
| Cooling           | None                                                                                                                                |
| # of Stories      | 5                                                                                                                                   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony, Other  |
| Construction      | Brick, Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 43                   |
| Zoning         | M-C1                 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Synterra 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.