



GRASSROOTS
REALTY GROUP

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3, 315 3 Street NE
Calgary, Alberta

MLS # A2343208

\$550,000



Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,601 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Garden, Low Maintenance Landscape, Private, Secluded		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 533
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TV Wall Mounts in the Bedroom/Office and Basement

Unique 5 Level Townhome In Crescent Heights *** Don't Let the 5 Levels Scare You! The Home is Designed With Short Half Staircases Between Levels, Making the Layout Comfortable and Easy to Navigate *** 1,600 Sq Ft Above Grade *** Over 2,100 Sq Ft Of Developed Living Space *** South East Views Over The River Valley And Bridgeland *** Bright Living Room With Natural Gas Fireplace *** Hand Scraped Maple Floors *** Large East Facing Balcony *** Open Riser Staircase *** Glass Panel Railings *** Spacious Dining Room *** Large Kitchen With Raised Eating Bar *** Private Enclosed Patio *** Main Floor 2 Piece Bathroom *** Convenient In Unit Laundry *** Huge Primary Bedroom With Vaulted Ceiling and Panoramic Windows *** Private 3 Piece Ensuite *** Two Additional Large Bedrooms *** Full 4 Piece Bathroom *** Flex Room Ideal For Home Office, Gym or Guest Space *** Oversized Heated Attached Garage *** Extra Garage Storage *** Second Parking Space In Front Of Garage *** Fenced Yard *** Furnace 2016 *** New Hot Water Tank 2024 *** New Windows and Sliding Doors 2024 *** Roof Replaced 2015 *** Low Maintenance Landscaping *** Small Self Managed Complex *** Walking Distance To Downtown *** Close To Bow River Pathways *** Close To Parks And Playgrounds *** Steps To Restaurants Cafes And Local Shops *** Close To Centre Street And Edmonton Trail *** Easy Access To Memorial Drive *** Quick Access To Deerfoot Trail *** Close To Bridgeland And Downtown Amenities *** Close To Schools *** Close To Parks And Playgrounds *** Minutes To The Calgary Zoo And St Patrick's Island *** Excellent Inner City Location