

# \$429,900 - 1, 221 6 Avenue Ne, Calgary

MLS® #A2221187

**\$429,900**

2 Bedroom, 1.00 Bathroom, 1,030 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Located in the long established inner-city community of Crescent Heights, this charming 2 bedroom, 1 bath townhome in a pet friendly 3 unit complex, offers over 1000 sq ft of living space on a quiet, tree-lined street. The open plan presents laminate floors showcasing a spacious living room with cozy fireplace & built-ins, dining area & kitchen thatâ€™s nicely finished with a peninsula/eating bar, crisp white cabinets & walk-in pantry. The very spacious primary bedroom provides a lower sitting area & very generous closet space while the second bedroom is perfect for guests or a home office set-up. A shared 4 piece bath also has space for linen storage. Other notable features include in-suite laundry & outside, an opportunity for the creative gardener to use a shared garden space. Parking is a breeze with one assigned parking spot in the double detached garage. The location is incredibly convenient â€” steps to Rotary Park & close to scenic Bow River pathways, schools, shopping, public transit & walking distance to historic Bridgeland & downtown. Immediate possession is available!

Built in 1995

## Essential Information

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Price \$429,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,030
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	1, 221 6 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0L8

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached, Assigned
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Private Entrance
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Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	8
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX First
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