

# \$299,900 - 212, 1507 Centre A Street Ne, Calgary

MLS® #A2223732

**\$299,900**

2 Bedroom, 2.00 Bathroom, 746 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

This modern 2-bed, 1-bath condo in desirable Crescent Heights offers the perfect mix of comfort, location, and value. The spacious layout separates the bedrooms for privacy, and features newer luxury vinyl flooring, stainless steel appliances, and a GIGANTIC private patio with sweeping downtown viewsâ€”perfect for entertaining or relaxing.

Just minutes to downtown and walkable to cafes, shops, and parks, this condo is also a commuterâ€™s dream, with major bus routes (#3, 300, 301, 109, 62, 64, and more) right across the street, making it incredibly easy to get around the city without a car.

Titled underground parking (valued at \$20K) adds extra convenience. Easily rented to young professionalsâ€”currently tenanted at \$2,200/month with tenants wanting to stay.

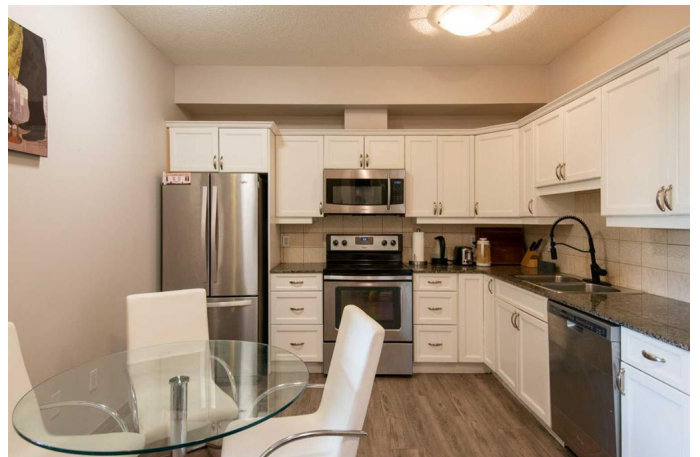
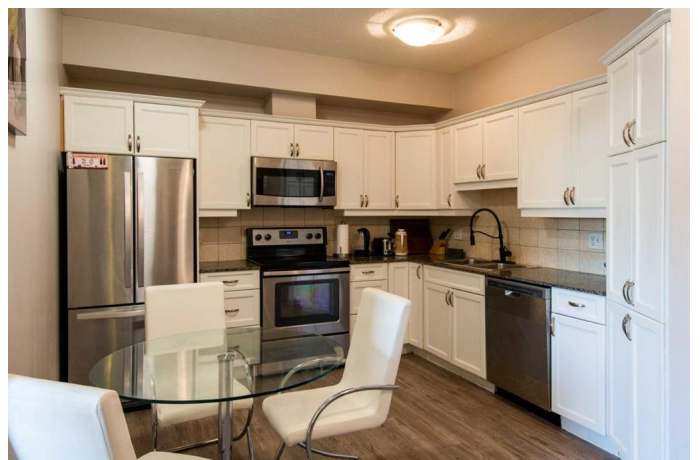
Whether youâ€™re a first-time buyer, investor, or downsizer, this turnkey unit in one of Calgaryâ€™s best inner-city neighborhoods offers exceptional flexibility and long-term value.

Built in 2002

## Essential Information

MLS® # A2223732

Price \$299,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	746
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	212, 1507 Centre A Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E2Z8

### Amenities

Amenities	Elevator(s), Fitness Center, Garbage Chute, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled

### Interior

Interior Features	Ceiling Fan(s), Elevator, Open Floorplan, Master Downstairs, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	6

### Exterior

Exterior Features	Balcony, Outdoor Grill
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Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	12
Zoning	DC
HOA Fees	585
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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