

# \$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.

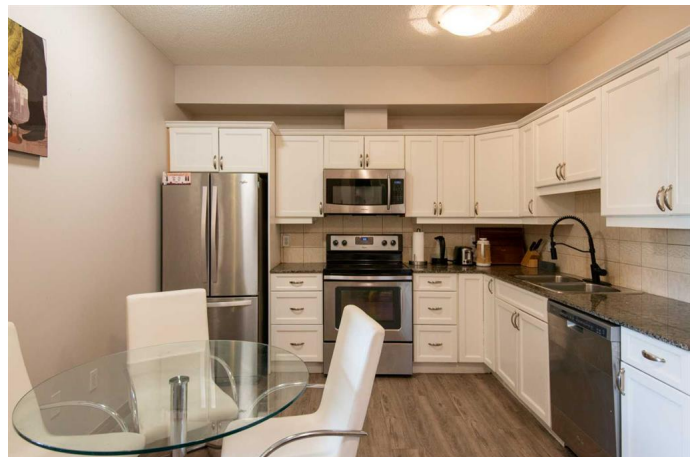
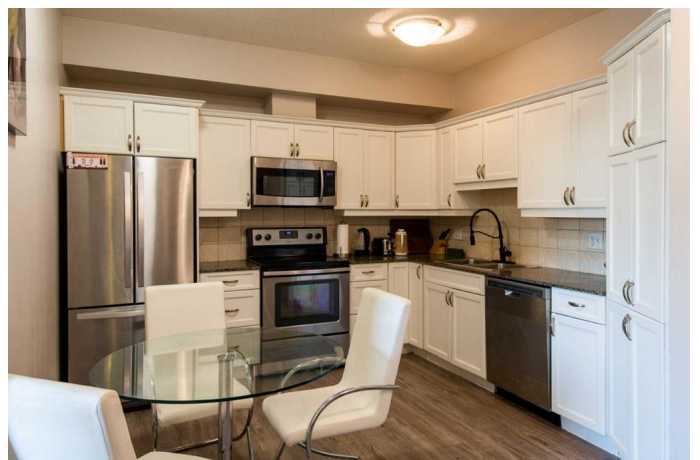
Whether youâ€™re a first-time buyer, investor, or downsizer, this turnkey unit in one of Calgaryâ€™s best inner-city neighborhoods offers exceptional flexibility and long-term value.

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, Recreation Facilities, Visitor Parking, Garbage Chute |
| Parking Spaces | 1  |
| Parking        | Parkade, Titled  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Elevator, Open Floorplan, Recreation Facilities, Master Downstairs                   |
| 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 |
|-------------------|------------------------|

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 15             |
| Zoning         | DC             |
| HOA Fees       | 585            |
| HOA Fees Freq. | MON            |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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