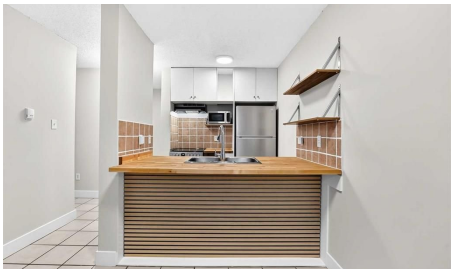
103 431 1 Avenue NE

Calgary | Active | MLS® A2356627

$220,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1982**	**701 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Step into this bright 2-bedroom, 1-bath condo in Crescent Heights, just minutes from downtown and the Bow River pathways. The open living and dining area gives you room to relax, host friends or set up a work-from-home corner. The kitchen has newer appliances, and the in-suite laundry includes a washer and dryer, so there's no sharing machines. Both bedrooms are a good size, and the 4-piece bathroom is right between them. In summer, enjoy your morning coffee on the patio, walk or bike the river pathways, and head out to nearby restaurants and patios in the evening. In winter, you'll love having your own titled stall in the heated underground parkade, so there's no scraping ice off the car. The condo fee covers heat and water, which keeps your monthly costs predictable all year. Pets are welcome with board approval. It's a great fit for a first-time buyer, a downtown professional or an investor. It's vacant and ready for immediate possession!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356627
Bedrooms	2
Bathrooms	1
Year Built	1982
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	701 sq. ft.
Main Level Finished Area:	701 sq. ft.
Condo Fee:	$632.73

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North, Northwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1982 (Age: 44)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0012750
Heating:	Hot Water
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Highland Terrace
Community:	Crescent Heights
Amenities:	Coin Laundry, Secured Parking
Appliances:	Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 11'10" × 9' ·
Main Floor	Bedroom · 9'6" × 7'7" ·
Main Floor	Living Room · 12'9" × 9'9" ·
Main Floor	Kitchen · 7'11" × 6'5" ·
Main Floor	Dining Room · 10'1" × 7'10" ·
Main Floor	Foyer · 9'11" × 3'2" ·
Main Floor	Laundry · 6'11" × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	None

Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-431-1-avenue-ne-calgary-a2356627/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 06:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.