

\$259,111 - 307, 647 1 Avenue Ne, Calgary

MLS® #A2263023

\$259,111

2 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this bright, spacious, and thoughtfully designed 2-bedroom, 1-bath condo located in the heart of Bridgeland, one of Calgary's most desirable and dynamic inner-city neighborhoods. Whether you're a first-time homebuyer eager to step into the market or an investor looking for a low-maintenance property in a high-demand area, this condo offers incredible value and versatility.

From the moment you walk in, you'll notice the abundance of natural light pouring through the large windows, creating a warm and inviting atmosphere throughout the open-concept living space. The practical layout offers excellent flow between the living, dining, and kitchen areas—ideal for entertaining or cozy nights in. Both bedrooms are well-sized with ample closet space, and the full 4-piece bathroom is clean, functional, and easily accessible from all areas of the home. The kitchen features modern cabinetry and comes equipped with a brand-new dishwasher and an in-suite washer which was added last year—making day-to-day living even easier. Step outside and you're just minutes away from everything that makes Bridgeland so special. This highly walkable and bike-friendly community is known for its blend of urban energy and local charm. Enjoy morning coffee from nearby caf  s, dine at one of the many acclaimed restaurants, or unwind in one of the area's beautiful parks and playgrounds. The river pathway system, downtown core,



public transit, and major roadways are all easily accessible, making commuting and exploring the city a breeze. This unit also includes a secure underground parking stall, so youâ€™ll never have to worry about street parking or winter weather. Whether you're searching for your first home in a vibrant, community-oriented neighborhood, or a turn-key rental property in a location with consistent demand, this condo delivers on lifestyle, value, and long-term potential. Donâ€™t miss your chance to own a piece of Bridgelandâ€”book your showing today!

Built in 1981

Essential Information

MLS® #	A2263023
Price	\$259,111
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	856
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	307, 647 1 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0B5

Amenities

Amenities	Elevator(s), Parking
-----------	----------------------

Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Mixed

Additional Information

Date Listed	October 8th, 2025
Days on Market	1
Zoning	MU-2 f4.0h22

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.