

# \$328,500 - 509, 1507 Centre A Street Ne, Calgary

MLS® #A2247993

**\$328,500**

2 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Experience urban living at Madison Court in the highly sought-after Crescent Heights. This prime location offers walking distance to 16 Ave NW and Centre Street's vibrant cafes, shops, and amenities.

This spacious 814 sqft 2 Bed, 2 Bath condo features an open floorplan with 9' ceilings. The modern Kitchen boasts granite countertops and a raised eating bar. The generously sized Living and Dining combo includes a cozy gas fireplace and leads to an east-facing balcony that welcomes morning light.

The Primary Bedroom offers a walk-in closet with organizer and a 4-piece ensuite bath. The second bedroom and a full 4-piece bath, plus a convenient in-suite laundry complete this level.

The unit comes with a titled, heated underground parking stall, visitor parking, and access to a private gym on Second Level.

Enjoy nearby parks and green spaces like Crescent Heights Park, easy access to Edmonton Trail's popular shopping and dining district, and quick connections to major roadways including Centre Street and Deerfoot Trail. It's also just minutes from downtown and the future Green Line C-Train station.

Major bus routes (#3, 300, 301, 109, 62, 64, and more) are just steps away, and a



restaurant is conveniently located at the back of the building.

Don't miss this fantastic opportunity to live in a prime location with great community perks!

Built in 2002

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247993          |
| Price          | \$328,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 814               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 509, 1507 Centre A Street Ne |
| Subdivision | Crescent Heights             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2E 2Z8                      |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Fitness Center, Party Room, Recreation Facilities, Visitor Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Stall, Titled, Underground                                         |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, |

|                 |                          |
|-----------------|--------------------------|
|                 | Washer, Window Coverings |
| Heating         | Baseboard                |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room         |
| # of Stories    | 6                        |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Construction      | Concrete, Stucco |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 30                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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