



GRASSROOTS
REALTY GROUP

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101, 355 5 Avenue NE
Calgary, Alberta

MLS # A2314745



\$250,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	921 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 703
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Stone Counters		

Inclusions: N/A

| 2 BEDROOMS | 1.5 BATHS | 2 PARKING STALLS | Located minutes from Downtown in the heart of desirable Crescent Heights, this spacious condo offers the perfect blend of comfort, convenience, and lifestyle. Enjoy easy access to bike paths, the Bow River, Rotary Park, and all the amenities of downtown living — all within walking distance. This is the largest unit in the complex and features stylish laminate flooring, a massive dining area perfect for entertaining, and a cozy gas fireplace with custom built-ins. The beautifully appointed kitchen is a chef's dream with stainless steel appliances, granite countertops, a breakfast bar, rich maple cabinetry, and a generous pantry. Step outside to your private balcony with plenty of space for BBQs and outdoor entertaining. The oversized primary bedroom includes a large walk-in closet, while the second bedroom is also exceptionally spacious. Both rooms are filled with natural light and showcase stunning sunrise views. Additional highlights include one underground parking stall with storage locker plus a second outdoor parking stall. Don't miss this incredible opportunity to own a beautiful home in one of Calgary's most sought-after inner-city communities!