

202, 333 5 Avenue NE  
Calgary, Alberta

MLS # A2267722



## \$250,000

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crescent Heights                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)         |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                |               |                   |
| <b>Size:</b>     | 626 sq.ft.                                 | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                          |               |                   |
| <b>Lot Feat:</b> | -                                          |               |                   |

|                    |                                 |                   |          |
|--------------------|---------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Laminate          | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Membrane, Metal                 | <b>Condo Fee:</b> | \$ 582   |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-CG d72 |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Granite Counters                |                   |          |

**Inclusions:** N/A

This is the one. This immaculate, move in ready 2 bedroom, 1 bathroom condo in highly sought after Crescent Heights is the perfect opportunity for the smart buyer to own a piece of the inner city dream. Step inside a space that feels instantly welcoming, featuring an open concept floor plan that maximizes natural light and creates a seamless flow from the kitchen to the living area. This meticulously maintained home includes the ultimate convenience of in-suite laundry and a large, private balcony overlooking a beautiful, peaceful tree lined street, spacious enough for your BBQ and lounging with your morning coffee. Enjoy the peace of mind that comes with underground parking, a must-have in Calgary winters, and a dedicated storage locker for your gear, all within a pet friendly building. Location is everything, and this address delivers. You are just a short stroll from the trendy shops, cafes, and restaurants of Bridgeland, Edmonton Trail and Centre Street, with quick access to downtown for an easy commute. Spend your weekends enjoying the nearby Rotary Park, the off-leash dog park, the Bow River Pathway, and Prince's Island Park. Don't delay and start building equity in one of Calgary's premier communities.