

308, 355 5 Avenue NE  
Calgary, Alberta

MLS # A2281537

**\$129,900**



<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	400 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	NA		

Perched on the top floor in the sought-after inner-city community of Crescent Heights, this bright open-concept bachelor suite is the perfect blend of comfort and city living. Stained maple laminate flooring flows through the entry, hallway, kitchen, and living area, creating a warm and cohesive feel throughout. The open kitchen is both functional and inviting, featuring tile countertops, stained maple cabinetry, black appliances, a built-in microwave/hood fan, and a convenient breakfast bar—ideal for casual meals or entertaining. The studio layout offers a flexible bedroom/living space, highlighted by a cozy electric fireplace with built-in shelving for added style and storage. Step outside through sliding patio doors to your large south-facing balcony, where you can enjoy sunshine all day and take in a partial downtown view—a great spot for morning coffee or winding down in the evening. The 4pc bathroom is finished with tile flooring, a stainless steel sink, tile countertops, and a fully tiled tub surround. Additional features include in-suite laundry, knockdown ceilings, 1 assigned underground parking stall, and a storage cage. All this just minutes to the downtown core, with easy access to transit and the C-Train, plus nearby schools, parks, and the best of Calgary's inner-city amenities.