



GRASSROOTS
REALTY GROUP

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111, 355 5 Avenue NE
Calgary, Alberta

MLS # A2213518



\$287,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s)		

Inclusions: N/A

Welcome to elevated urban living in the heart of Crescent Heights, one of Calgary's most vibrant inner-city communities. This beautifully updated ground level, end unit condo offers the perfect blend of style, comfort, and convenience—just minutes from downtown and steps from restaurants, cafés, shopping, and scenic river pathways. Inside, you'll find a thoughtfully designed 2-bedroom, 1-bath layout that maximizes both space and light. The kitchen features sleek black appliances, a functional island with bar seating, and flows seamlessly into a bright, open living area. Large windows invite in natural light, while a cozy fireplace and custom built-ins add warmth and personality to the space. As a corner unit, enjoy the added privacy and tranquility. Both bedrooms are generously sized, offering flexibility for a guest room, home office, or personal retreat. The unit is finished with durable vinyl plank flooring and includes a newer over-the-range microwave (2022). Step out onto your private ground-level patio—ideal for relaxed mornings or quiet evenings. You'll also appreciate the added conveniences of in-suite laundry, a heated underground parking stall, and a dedicated storage locker. Located in a secure, pet-friendly building, this condo delivers stylish, low-maintenance living in one of Calgary's most walkable communities. Move-in ready, just in time for summer; sophisticated, smart, and perfectly situated. Call your favorite Realtor for a private showing. Welcome home to Crescent Heights.