



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

309, 355 5 Avenue NE
Calgary, Alberta

MLS # A2228301



\$265,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Bookcases, Built-in Features, Granite Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 605
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: TV, Patio Set, Bed Frame

Welcome to this bright and beautifully updated top-floor condo in the heart of Crescent Heights—an ideal blend of space, comfort, and inner-city convenience. Set within a well-maintained building, this 2-bedroom, 1.5-bath unit offers over 800 sq ft of thoughtfully designed living space, perfect for professionals, first-time buyers, or anyone looking to enjoy the best of city life. Inside, you’re greeted by warm laminate flooring and an inviting open-concept layout that makes everyday living a breeze. The kitchen features maple cabinetry with a built-in wine rack, granite countertops, a breakfast bar, and ample storage. The adjoining living room is cozy yet functional with custom built-ins and an electric fireplace, creating a perfect spot to relax at the end of the day. Sliding doors off the living area lead to a generously sized, sun-soaked patio—ideal for morning coffee or evening BBQs with friends. Unique to this unit is a convenient half bath, a rare find in the building, in addition to the upgraded main bathroom, which includes a spacious corner tub for relaxing soaks. The versatile layout also includes a flexible den/office area, great for working from home or extra storage. Both bedrooms are well-proportioned, and the in-suite laundry adds everyday practicality. You’ll love living just minutes to downtown, Bridgeland, the river pathways of Crescent Road, and all the trendy dining spots along Edmonton Trail. Whether you’re walking, biking, or commuting, this location offers unbeatable accessibility. If you’re looking for a move-in-ready top-floor condo with style, space, and a fantastic walkable location—this is it. Come and experience the lifestyle Crescent Heights has to offer!