



**GRASSROOTS**  
REALTY GROUP

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208, 355 5 Avenue NE  
Calgary, Alberta

MLS # A2238095



**\$169,000**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	401 sq.ft.	Age:	1977 (48 yrs old)
Beds:	-	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 298
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan		

Inclusions: N/A

Perfect property for investors or a first-time owner. Unbelievable price for this open concept studio apartment, minutes from downtown in the sought after neighbourhood of Crescent Heights! You'll be amazed at how much storage and counter space you have in this open to living space kitchen with granite countertops, breakfast bar seating and rich walnut coloured wood cabinets paired with sleek black appliances. Relax beside your built-in electric fireplace on those cold winter nights or enjoy the outside on your oversized south facing balcony in the summertime. This is a rare opportunity to own under the \$200k price point with in-suite laundry, laminate flooring, dedicated parking with a plug-in, full bathroom with soaker tub and low condo fees. Enjoy the proximity to downtown, Bow River biking / walking pathways, Eau Claire, Prince's Island Park and all the shops, amenities and restaurants of Edmonton Trail and neighbouring Bridgeland. Step into the perfect blend of convenience, comfort and affordability.