



**GRASSROOTS**  
REALTY GROUP

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

202, 333 5 Avenue NE  
Calgary, Alberta

MLS # A2245976



**\$285,000**

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

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

Inclusions: N/A

Beautiful condo in Crescent Heights. Your new home awaits in one of Calgary's best neighbourhoods. This very well kept 2 bedroom, 1 bathroom condo has everything you need to enjoy comfortable city living and is move in ready. The smart layout features an open floor plan that flows easily from kitchen to dining to living area, letting in lots of natural light and making everything feel bright and welcoming. The big balcony off the living room overlooks a beautiful, peaceful tree lined street and is perfect for your BBQ and morning coffee, giving you great outdoor space right at home. Having laundry right in your unit is very convenient, and the underground parking keeps your car safe and protected from the elements all year. Plus, there's a storage locker for all your extra stuff, and the building is pet friendly so your furry friends are welcome here too. Living in Crescent Heights means everything is close by and convenient. Getting around the city from this location is easy, while restaurants and stores such as those in Bridgeland are just a few blocks away for all your daily needs. The community centre, Rotary Park and off-leash dog park are close by for fun activities, and you're super close to great attractions like Prince's Island Park and the Calgary Zoo. This condo gives you the best of both worlds, a peaceful home with city convenience. You can walk to dinner, take your dog to the park, enjoy easy access to downtown, or explore the beautiful Bow River pathway. It's the perfect set up for modern city living.