

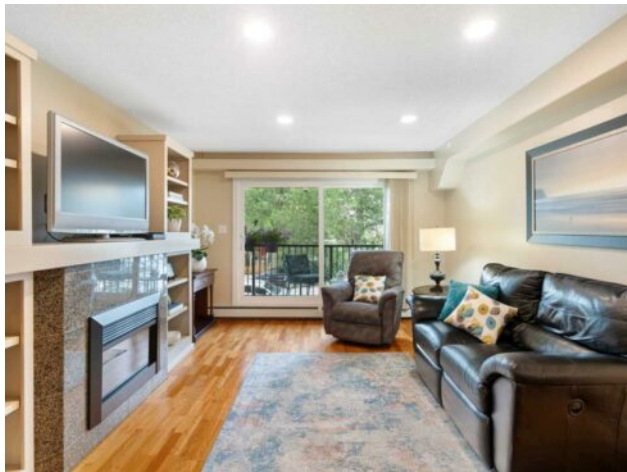


**GRASSROOTS**  
REALTY GROUP

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211, 355 5 Avenue NE  
Calgary, Alberta

MLS # A2246707



**\$269,900**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Laminate, Tile
Roof:	Tar/Gravel
Basement:	None
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 598
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: n/a

Welcome to Espresso, a pet-friendly, boutique-style building ideally located in Crescent Heights, walking distance away from the vibrancy of inner-city living, including downtown, Bridgeland shops and the river. This bright and inviting corner unit has been beautifully maintained and thoughtfully updated offering a well-designed open-concept layout. With laminate and tiled flooring throughout, it creates a seamless, modern aesthetic throughout the space. The kitchen features rich maple cabinetry, granite countertops, and a central island perfect for casual dining or entertaining. The living room has a lovely electric fireplace framed by custom built-in shelving, and added pot lighting makes the living space both functional and cozy. Both bedrooms are a great size and offer generous closet space. You'll also appreciate the in-suite laundry with newer washer and dryer, underground parking with a personal storage area, and a massive private balcony ideal for morning coffee or evening dinners al fresco. The location is truly unbeatable. Just one block away is Rotary Park, a beloved local gem with panoramic downtown views, a popular off-leash dog park, tennis courts, lawn bowling, a wading pool, and a children's playground. The condo is also within easy walking distance to Prince's Island Park, the Bow River Pathway system, Calgary Zoo and Centre Street Bridge, connecting you to the core in minutes, whether by foot, bike, or transit. Crescent Heights is one of Calgary's most vibrant and walkable communities. You'll be just a few blocks from some of the city's favourite spots like Holy Grill, Pizza Culture, Noto Gelato and Peter's Drive-In and some favorite spots in Bridgeland like OEB Breakfast, Blue Star Diner & so much more. Coffee lovers will enjoy being near Sucre Patisserie Caf   and Namo Caf  ;

Bistro. For evening outings, popular pubs and restaurants in Bridgeland and trendy Kensington are all close by. Whether you’re looking to downsize, invest, or buy your first home, this updated condo in a revitalized building offers the perfect balance of style, comfort, and unbeatable location. With the community continuing to grow and develop, now is the time to plant roots in one of Calgary’s most desirable neighbourhoods.