

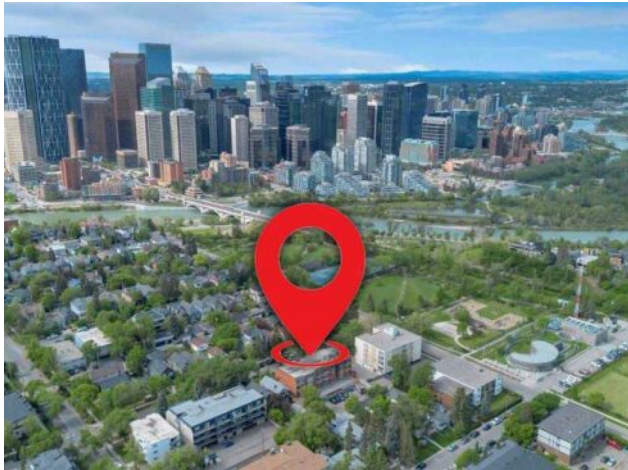


GRASSROOTS
REALTY GROUP

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103, 222 5 Avenue NE
Calgary, Alberta

MLS # A2248973



\$239,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	666 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Hardwood, Tile
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Wood Siding
Foundation:	-
Features:	Closet Organizers, Kitchen Island, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 689
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: n/a

PRICED TO SELL! Looking for the perfect blend of inner-city convenience and neighbourhood charm? This main floor, south-facing 2-bedroom condo in Crescent Heights offers the best of both worlds—urban living with a sense of calm, right in the heart of one of Calgary’s most walkable communities. This unit is full of thoughtful updates including manufactured hardwood flooring throughout, large south-facing windows that bring in loads of natural light, and a modern kitchen with maple cabinetry. The open-concept living area flows out to a private sunny patio, perfect for morning coffee, casual dinners, or catching some afternoon rays. The layout includes two comfortable and versatile bedrooms—perfect for a home office, guest space, and features in-suite laundry, and a dedicated parking stall. Bonus: condo fees include all utilities except electricity, making for simplified monthly expenses. With street-level access, no elevators and only a few stairs to navigate, this main floor unit is ideal for anyone seeking easy accessibility. You’re just steps from Rotary Park’s dog park, walking distance to coffee shops, restaurants and groceries. Whether you’re a first-time buyer, downsizer, or investor, this move-in ready condo delivers on lifestyle, location, and value. Come experience it for yourself—homes like this don’t last long.