

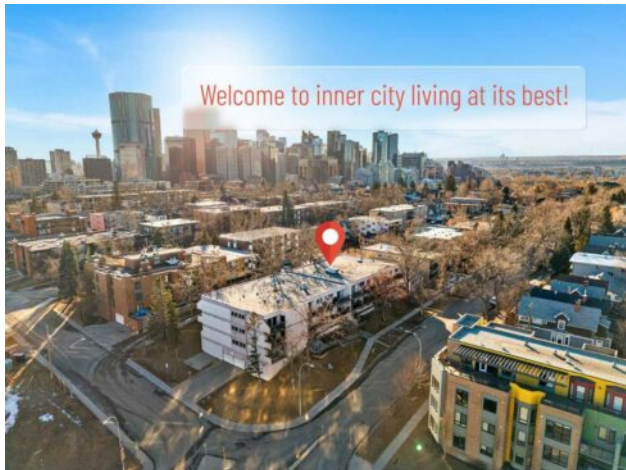


GRASSROOTS
REALTY GROUP

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312, 355 5 Avenue NE
Calgary, Alberta

MLS # A2283157



\$269,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Enclosed, Heated Garage, Insulated, Stall, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: .

Experience the vibrant heart of Calgary in one of its most desirable inner-city neighborhoods. Welcome to Espresso, a pet-friendly boutique building located in Crescent Heights, just steps away from downtown, Bridgeland, river pathways, and some of Calgary's finest urban amenities. Whether you're a homeowner or an investor, this is a prime opportunity to embrace a lifestyle that blends urban convenience with long-term value. This beautifully presented two-bedroom residence is in a well-managed, pet-friendly building with low condo fees and the rare advantage of TWO parking stalls—one in the underground heated parkade and the other behind the complex. Everyday essentials, dining options, and transit are all just steps from your door. The sleek, contemporary kitchen is designed for both function and style, making it perfect for cooking, hosting, or simply enjoying your space. Step outside to the sunny south-facing balcony to unwind and soak up the atmosphere, or relax indoors beside the inviting fireplace. The primary bedroom serves as a peaceful retreat with stunning city lights as a nighttime backdrop, while the second bedroom is ideal for guests, a roommate, or a home office. As a top-floor southwest corner unit, this residence offers exceptional privacy and abundant natural light. The true highlight, however, is the unbeatable location. Crescent Heights is celebrated for its scenic parks, breathtaking city and mountain views, and vibrant street life. Cafés, restaurants, pubs, and local boutiques are all within easy walking distance. Leave the car behind and embrace a fully walkable, social inner-city lifestyle. Don't miss the virtual 3D tour!