



GRASSROOTS
REALTY GROUP

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210, 355 5 Avenue NE
Calgary, Alberta

MLS # A2203641



\$309,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	814 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 602
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows		

Inclusions: N/A

Discover the perfect blend of style, comfort, and convenience in this stunning two-bedroom + den condo! Just minutes from downtown, you'll have easy access to top restaurants, shopping, and entertainment. The bright, open-concept layout is flooded with natural light from south-facing windows, creating a warm and inviting atmosphere. The sleek kitchen boasts high-end stainless-steel appliances, modern cabinetry, and a spacious island with bar seating. Both bedrooms are generously sized with ample closet space, while the versatile den is perfect for a home office or retreat. Enjoy top-tier amenities, including secure entry, a heated underground parkade, an assigned parking stall, a storage locker, in-suite laundry with a new washer/dryer, upgraded laminate flooring, and a sun-soaked private balcony. Don't miss this incredible opportunity—urban living at its finest!