

222 5 Avenue #202, Calgary T2E 0K6

**Crescent Heights** A2123806 04/17/24 List Price: **\$264,900** MLS®#: Area: Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:

**General Information** 

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

1978 Year Built: Abv Saft: 721 Lot Information Low Sqft:

Finished Floor Area

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

1

1.0 (1 0)

Apartment

33

Ttl Sqft: 721 Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: Assigned, Parkade, Stall, Underground

Utilities and Features

Flooring:

Roof: Tar/Gravel Construction:

Heating: Baseboard, Natural Gas **Brick, Vinyl Siding, Wood Siding** 

Sewer: Ext Feat: **Balcony** 

Carpet, Hardwood Water Source: Fnd/Bsmt:

Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings Kitchen Appl:

Int Feat: Kitchen Island, Laminate Counters, Storage

Utilities: **Room Information** 

Level <u>Level</u> <u>Room</u> **Dimensions** Room **Dimensions Bedroom - Primary** Main 11`4" x 11`3" **Bedroom** Main 8'10" x 11'3" **Living Room** Main 13`6" x 10`11" Kitchen Main 13`6" x 10`11" 6`7" x 6`4" 6`0" x 7`4" **Dining Room** Main 4pc Bathroom Main

Legal/Tax/Financial

Condo Fee: Title: Zoning: Fee Simple M-CG d72 \$631

Fee Freq:

Monthly

Legal Desc: **0110571** 

Remarks

Pub Rmks:

Nestled on the second floor of Regency Court, this dog friendly charming condo offers a cozy retreat with its close proximity to both Rotary Park and Sunnyside Bank Park. As you step inside, you'll immediately notice the welcoming open floor plan that seamlessly merges the spacious kitchen, dining, and living areas together, with hardwood flooring throughout. Plenty of cabinet and counter space, a standalone island, and stainless steel appliances complete the kitchen. The two generously-sized bedrooms offer comfort and privacy, just steps away from the updated bathroom and convenient in-suite laundry. Step out onto the southfacing balcony, where you can soak in the tranquil views of the park while enjoying the ample space for your BBQ and outdoor furniture. This condo also offers an assigned underground parking stall. Regency Court is in a fantastic location with local restaurants, retail shops, and a variety of transit options all within walking distance - you'll find everything you need right at your doorstep. Enjoy inner-city living and book your showing today!

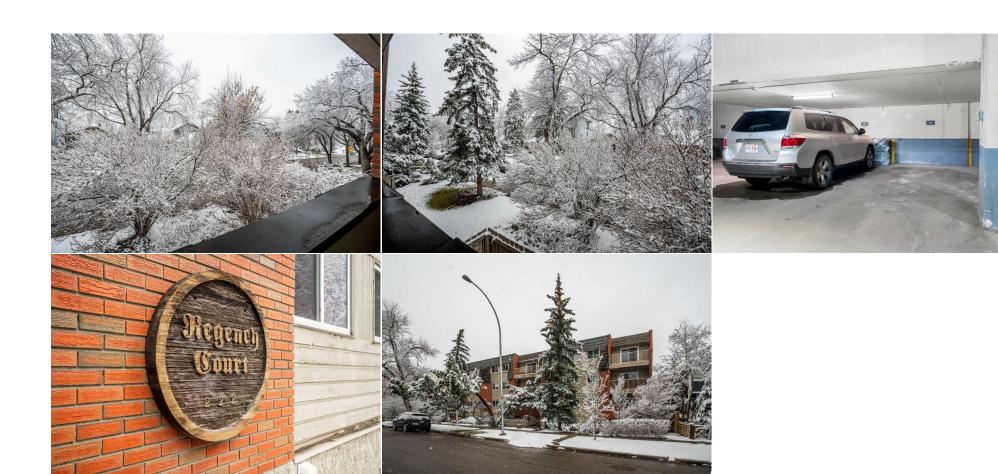
Inclusions: N/

Property Listed By: Royal LePage Benchmark

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







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