



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 5 Avenue #202, Calgary T2E 0K6**

MLS® #: **A2123806**

Area: **Crescent Heights**

Listing Date: **04/17/24**

List Price: **\$264,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **721**  
Low Sqft:  
Ttl Sqft: **721**

DOM

**33**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Parkade,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding,Wood Siding**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Kitchen Island,Laminate Counters,Storage**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$631**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-CG d72**

Legal Desc:	0110571	Monthly	Remarks
Pub Rmks:	<p><b>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 south-facing 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!</b></p>		
Inclusions:	N/A		
Property Listed By:	Royal LePage Benchmark		

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









