



THE
A-TEAM

**RE/MAX
FIRST**

355 5 Avenue #108, Calgary T2E 0K9

MLS®#: **A2133476** Area: **Crescent Heights** Listing Date: **05/19/24** List Price: **\$299,988**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1977**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **809**
 Low Sqft:
 Ttl Sqft: **809**

DOM

37
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 11`5"	Dining Room	Main	11`9" x 6`4"
Balcony	Main	11`2" x 9`8"	Kitchen	Main	9`8" x 7`5"
Entrance	Main	3`11" x 8`4"	Laundry	Main	3`1" x 2`11"
Bedroom	Main	8`6" x 14`7"	Office	Main	7`9" x 4`9"
4pc Bathroom	Main	7`9" x 4`10"	Bedroom - Primary	Main	10`2" x 14`7"
2pc Ensuite bath	Main	9`1" x 5`6"			

Legal/Tax/Financial

Condo Fee:
\$573

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0512735**

Remarks

Pub Rmks: **Discover your dream home less than 5 minutes from downtown! This beautifully renovated 2-bedroom, 1.5-bathroom + den apartment in Crescent Heights is priced to sell and offers an exceptional location. Highlights of this well-loved home include: Modern Upgrades: Quartz counters, maple cabinets, built-in wine rack, and cherry laminate flooring with warranty. Bright and Inviting: Enjoy the sunny south porch, perfect for BBQs and entertaining. Flexible Floor Plan: Ideal for working professionals, with room for a bathroom conversion. Convenient Amenities: Underground parking, storage, and in-suite laundry are must-haves. Charming Features: New lighting, built-in shelving, and a cozy fireplace. Walk to work, restaurants, shopping, and Rotary Park with ease. Don't miss out on this fantastic opportunity—come see it today!**

Inclusions:
Property Listed By: **None**
RE/MAX House of Real Estate

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







