



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 5 Avenue #104, Calgary T2E0K7**

MLS® #: **A2168953**      Area: **Crescent Heights**      Listing Date: **09/26/24**      List Price: **\$439,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1979**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Covered,Stall**

Finished Floor Area

Abv Sqft: **888**  
 Low Sqft:  
 Ttl Sqft: **888**

DOM

**86**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.5 (1 1)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Mixed**  
 Flooring: **Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Open Floorplan,Separate Entrance**  
 Utilities:

Room Information

| <u>Room</u>           | <u>Level</u>  | <u>Dimensions</u>   | <u>Room</u>              | <u>Level</u>  | <u>Dimensions</u>    |
|-----------------------|---------------|---------------------|--------------------------|---------------|----------------------|
| <b>2pc Bathroom</b>   | <b>Main</b>   | <b>0`0" x 0`0"</b>  | <b>4pc Ensuite bath</b>  | <b>Second</b> | <b>0`0" x 0`0"</b>   |
| <b>Eat in Kitchen</b> | <b>Main</b>   | <b>7`7" x 16`4"</b> | <b>Living Room</b>       | <b>Main</b>   | <b>9`10" x 15`7"</b> |
| <b>Office</b>         | <b>Second</b> | <b>9`5" x 7`4"</b>  | <b>Bedroom - Primary</b> | <b>Second</b> | <b>17`7" x 9`3"</b>  |

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$507

Fee Simple

R-CG

Fee Freq:  
Monthly

Legal Desc: 8010332

Remarks

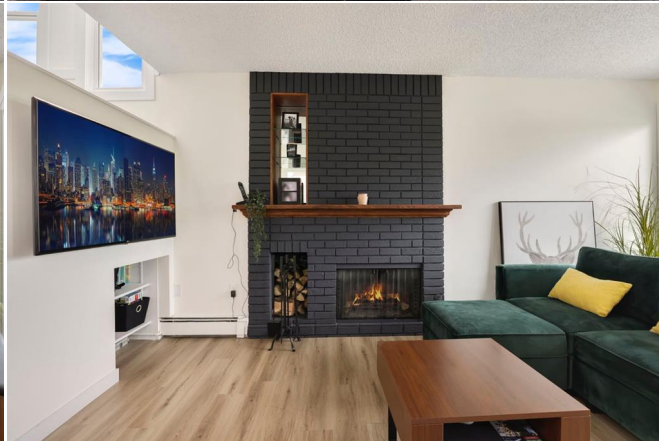
Pub Rmks: **Welcome to 104, 205 5th Ave NE, located in the desirable neighbourhood of Crescent Heights. This beautifully renovated 1-bedroom, 1.5-bath end unit condo offers the perfect blend of convenience and style. Situated directly across from Rotary Park, it provides an ideal location for those who crave both urban living and access to nature. Just a 5-minute walk from the downtown core, you'll find yourself close to all the city has to offer—restaurants, cafes, shopping, and entertainment—all within a short stroll. And when you're ready to unwind, the serene River Valley pathways are right at your fingertips, offering endless opportunities for walking, biking, and soaking in the area's natural beauty. As you step inside, you'll be greeted by a fully renovated, modern space. The open-concept living area is bright and inviting, thanks to the natural light that floods in from this beautiful end unit's south and west-facing windows. With its sleek finishes and updated appliances, the kitchen flows seamlessly into the dining and living areas, making it perfect for hosting friends or simply enjoying a quiet night in. The spacious bedroom features ample closet space, while the in-suite laundry and 4-piece ensuite bathrooms add extra convenience. You'll appreciate the thoughtful touches throughout, whether it's your morning routine or unwinding after a long day. Step out onto your private balcony, where you can enjoy views of the park or simply relax with a coffee. For added peace of mind, your car will be safe as this unit comes with a secured covered parking stall. This condo offers the ultimate low-maintenance living; with all renovations complete, it is the true definition of move-in ready. From the modern finishes to the unbeatable location, it's the perfect retreat for those who want the best of both city life and nature's beauty at their doorstep.**

Inclusions: N/A  
Property Listed By: Real Broker

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







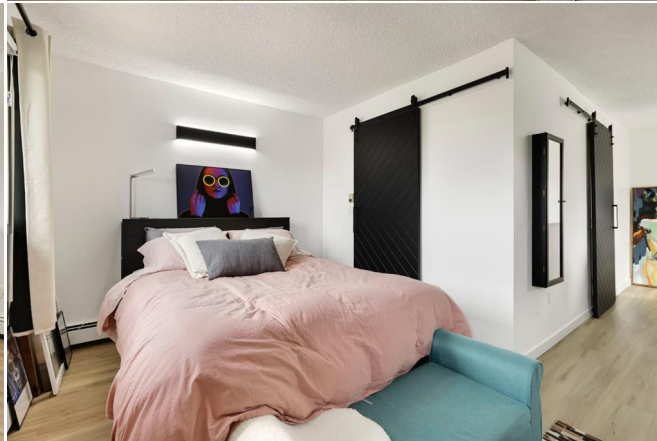


205 5 Ave SW, Calgary, AB

Main Floor Exterior Area 437.56 sq ft  
Interior Area 393.77 sq ft



White regions are excluded from total floor area in GEMDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



205 5 Ave SW, Calgary, AB

2nd Floor Exterior Area 433.08 sq ft  
Interior Area 427.01 sq ft



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