



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**234 5 Avenue #206, Calgary T2E 0K6**

MLS® #: **A2179039**

Area: **Crescent Heights**

Listing Date: **11/16/24**

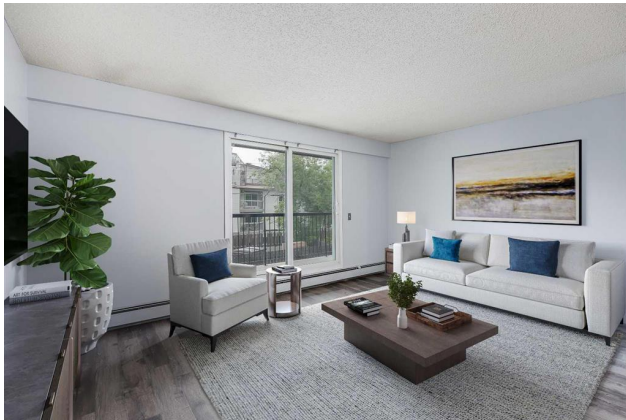
List Price: **\$249,900**

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:

Finished Floor Area

Abv Sqft: **829**  
Low Sqft:  
Ttl Sqft: **829**

DOM

**5**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Bidet,Granite Counters,No Animal Home,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`4" x 10`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 8`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 7`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 5`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>13`3" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 10`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`4" x 3`9"</b>
<b>Balcony</b>	<b>Main</b>	<b>31`7" x 5`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$700**

Title:  
**Fee Simple**

Zoning:  
**M-CG d72**

Legal Desc:	8110200	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<p>Welcome to the very desirable sought-after community of Crescent Heights. Located on the 2nd floor, this well-maintained 2 Bedroom unit offers a perfect blend of comfort and convenience. Upon entering you will find an open-concept floor plan that has been freshly painted throughout along with brand-new carpeting and sliding closet doors. The Kitchen features granite countertops with plenty of cupboard space, including a new dishwasher and a newer microwave oven. The Living room and Dining room open onto a large balcony making it great for entertaining. Complete with a 4pc Bathroom and a conveniently located spacious Laundry room. You will also find an extra storage locker just down the hall, bike storage on the main level, and a plug-in for your assigned parking stall. The Foxboro House has been well cared for with newer windows and patio doors as well as a newer boiler and hot water tank. The exterior of the building includes a rooftop patio and sauna, which have been recently painted. A new roof was installed and will be completed Nov. 17th. Crescent Heights is a short commute to Downtown whether you're walking or biking and it's minutes away from Rotary Park, which features an off-leash area and a playground for the kids. It's close to all amenities...</p>		
Inclusions:	N/A		
Property Listed By:	Real Estate Professionals Inc.		

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













