

355 5 Avenue #110, Calgary T2E 0K9

MLS® #: **A2183029** Area: **Crescent Heights** Listing Date: **12/13/24** List Price: **\$275,000**
 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:

Finished Floor Area
 Abv Sqft: **793**
 Low Sqft:
 Ttl Sqft: **793**

DOM
8
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**
 Construction: **Stucco**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main		Bedroom	Main	15` 10" x 8` 1"
Kitchen	Main	8` 5" x 12` 0"	Living Room	Main	17` 6" x 12` 0"
Bedroom - Primary	Main	15` 10" x 10` 5"			

Legal/Tax/Financial

Condo Fee: **\$570** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Monthly

Legal Desc: 0512735

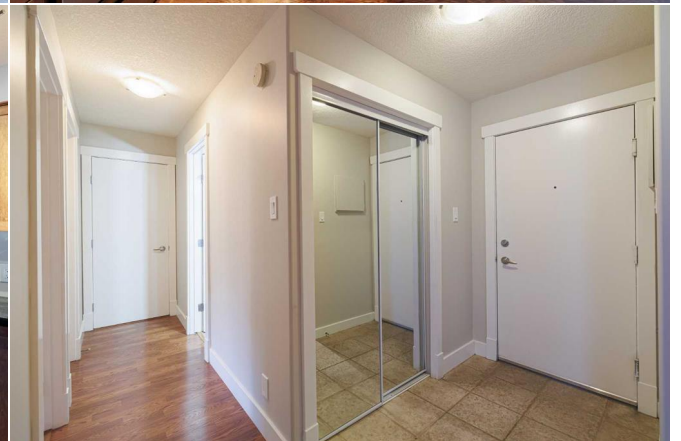
Remarks

Pub Rmks: **This modern open-concept two-bedroom condo is perfect for urban living, offering a blend of style, comfort, and convenience. Located just minutes from downtown, it provides easy access to vibrant city life, including restaurants, shopping, entertainment, and cultural attractions. The condo features a spacious open floor plan, seamlessly connecting the living, dining, and kitchen area, making it ideal for entertaining or relaxing. Large windows flood the space with natural light, creating a bright and welcoming atmosphere. The kitchen is equipped with sleek cabinetry, stainless steel appliances, and a large island with bar seating. Enjoy a spacious living room with a fireplace and builtins for additional storage options. Both bedrooms are generously sized, with ample closet space and contemporary finishes. You have options and flexibility, they can be used as a guest room, home office, or personal retreat. The condo is situated in a well-maintained building with amenities such as secure entry and a heated underground parkade. Additional features include TWO assigned parking stalls (one underground and one above ground), storage locker in parkade, in-suite laundry, laminate floors, private balcony, and a quiet ground-floor corner location. This condo is available for immediate possession and is move-in ready — just freshly painted, with carpets & bathroom tile professionally cleaned, and brand new kitchen & bathroom faucets, showerhead, patio door drapes, and electrical switches & outlets throughout. Other recent updates include new toilet (2024), over-the-range microwave (2017), and light fixtures (2013). Whether you're a professional seeking proximity to work or someone looking to enjoy all the perks of downtown living, this condo combines urban convenience with modern comfort.**

Inclusions: **FOB(s)**
Property Listed By: **RE/MAX First**

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







110-355 5 Ave NE, Calgary, AB

Main Floor Interior Area 793.87 sq ft



0 3 6

PREPARED: 2024/12/12



While figures are excluded from this floor area in GLIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.