

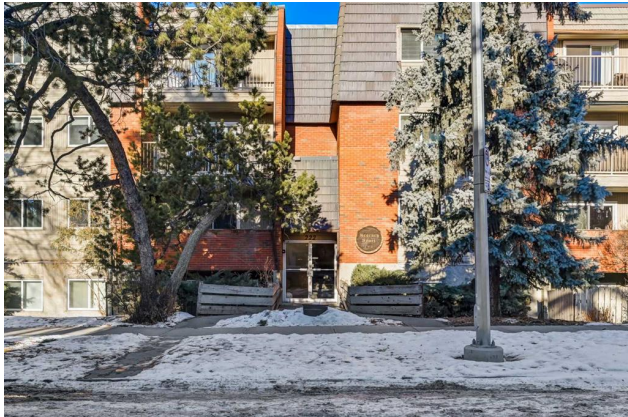


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 5 Avenue #301, Calgary T2E 0K6**

MLS® #: **A2186010**      Area: **Crescent Heights**      Listing Date: **01/09/25**      List Price: **\$266,500**  
 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:

Access:

Lot Feat:  
 Park Feat: **Assigned, Plug-In, Stall**

Finished Floor Area

Abv Sqft: **660**  
 Low Sqft:  
 Ttl Sqft: **660**

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Brick, Wood Frame, 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: **Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`6" x 7`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 8`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 12`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>8`10" x 14`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`7" x 9`7"</b>			

Legal/Tax/Financial

Condo Fee: **\$557**      Title: **Fee Simple**      Zoning: **M-CG**  
 Fee Freq: **Monthly**

Legal Desc:

0110571

Remarks

Pub Rmks:

**Welcome to your urban retreat with unbeatable downtown views! This bright and stylish south-facing 2-bedroom condo is move-in ready and located on a picturesque tree-lined street in the highly desirable community of Crescent Heights. With newer windows and doors, gleaming hardwood floors, fresh neutral paint, new countertops and new stainless steel appliances this home offers a turnkey opportunity for first-time buyers or savvy investors. The sleek, modern kitchen is a dream for any home chef, featuring stainless steel appliances, rich maple cabinetry, a center island with storage and seating, and lots of countertop space. Whether you're unwinding in the spacious living room with stunning views of the city skyline or enjoying a BBQ on the south sunny patio, this space is designed for both relaxation and entertainment. The two generously sized bedrooms offer flexibility to work from home or bring in a roommate to help with the mortgage. The primary bedroom can accommodate a king bed and still have room for other furniture. The walk in closet is a further bonus that you will enjoy and is a testament to this great layout of this condo. You'll also appreciate the convenience of in-suite laundry, your own parking spot, and a private oversized storage locker. Step outside and enjoy the perks of city living without the chaos—this location is just minutes from downtown, but you'll still experience the tranquility of a charming established neighborhood. Rotary Park, with its off-leash dog area, playground, tennis courts, and splash park, is a mere 30-second stroll away. With easy access to transit, parks, grocery stores, coffee shops, and top-notch restaurants, this stunning unit offers the perfect balance of lifestyle, location, and affordability. Don't hesitate and come on Buy!**

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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





