



THE
A-TEAM

**RE/MAX
FIRST**

222 5 Avenue #402, Calgary T2E 0K6

MLS® #: **A2188396** Area: **Crescent Heights** Listing Date: **01/17/25** List Price: **\$271,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Finished Floor Area
 Abv Sqft: **732**
 Low Sqft:
 Ttl Sqft: **732**

DOM

5
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

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

Construction: **Brick,Wood Frame,Wood Siding**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Entrance	Main	3`9" x 6`9"
Bedroom	Main	8`6" x 9`2"	Bedroom - Primary	Main	11`3" x 11`11"
Kitchen	Main	8`0" x 13`11"	Living Room	Main	8`0" x 12`10"
Laundry	Main	3`0" x 3`1"	Balcony	Main	3`8" x 12`8"

Legal/Tax/Financial

Condo Fee: **\$635** Title: **Fee Simple** Zoning: **M-CG**

Fee Freq:
Monthly

Legal Desc: **0110571**

Remarks

Pub Rmks: **Welcome to this perfectly located, TOP-FLOOR CORNER UNIT. Boasting a bright open-concept design, this SOUTH-FACING unit offers breathtaking VIEWS OF DOWNTOWN skyline, making it the ideal space to relax. Located just minutes from downtown, you'll love the easy access to vibrant dining, shopping, and entertainment options. The unit has been thoughtfully updated with new flooring, dishwasher, and a recently upgraded refrigerator, ensuring a move-in-ready experience. As a top-floor corner unit, you'll enjoy enhanced privacy and a peaceful atmosphere, while the included underground parking provides warmth and convenience during those cold winter months. This is your chance to experience urban living at its finest—schedule your viewing today!**

Inclusions:
Property Listed By: **Window Coverings-All
Real Estate Professionals Inc.**

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





