

# \$269,000 - 111, 355 5 Avenue Ne, Calgary

MLS® #A2213518

**\$269,000**

2 Bedroom, 1.00 Bathroom, 794 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

GROUND-LEVEL CORNER UNIT IN TRENDY CRESCENT HEIGHTS | MOVE-IN READY JUST IN TIME FOR SUMMER | Looking for the perfect blend of INNER-CITY LIFESTYLE, MODERN COMFORT, and EVERYDAY CONVENIENCE? Welcome to this STYLISH 2-BEDROOM, 1-BATH GROUND-LEVEL END UNIT in the heart of CRESCENT HEIGHTS—one of CALGARY’S MOST WALKABLE AND VIBRANT COMMUNITIES, just MINUTES FROM DOWNTOWN and STEPS TO LOCAL CAFE’S, RESTAURANTS, SHOPS, AND RIVER PATHWAYS. This BRIGHT AND INVITING CONDO offers a FUNCTIONAL OPEN-CONCEPT LAYOUT that maximizes NATURAL LIGHT AND FLOW. The kitchen is equipped with SLEEK BLACK APPLIANCES, an OVERSIZED ISLAND WITH BAR SEATING, and opens effortlessly into the SPACIOUS LIVING ROOM—complete with a COZY FIREPLACE and CUSTOM BUILT-INS for added character and storage. Enjoy the PRIVACY OF A CORNER UNIT and the QUIET EASE OF GROUND-FLOOR LIVING. BOTH BEDROOMS ARE GENEROUSLY SIZED with GREAT CLOSET SPACE, perfect for a HOME OFFICE, GUEST ROOM, OR PERSONAL RETREAT. DURABLE VINYL PLANK FLOORING runs throughout, and RECENT UPGRADES include a NEWER OVER-THE-RANGE MICROWAVE (2022). Step outside to your PRIVATE PATIO, ideal for SUNNY MORNINGS OR EVENING WINE.



Additional perks include IN-SUITE LAUNDRY, a HEATED UNDERGROUND PARKING STALL, and a SEPARATE STORAGE LOCKER for seasonal items and extras. Set in a SECURE, PET-FRIENDLY BUILDING, this home offers LOW-MAINTENANCE LIVING with UNBEATABLE ACCESS TO CALGARYâ€™S BEST AMENITIES. MOVE-IN READY and PRICED TO ATTRACT RENEWED INTEREST. DONâ€™T MISS YOUR CHANCE TO LIVE IN ONE OF CALGARYâ€™S MOST SOUGHT-AFTER NEIGHBOURHOODS. Call your favourite Realtor to book your PRIVATE SHOWING TODAY. WELCOME TO CRESCENT HEIGHTS. \*\*\*For your Convenience, 2024 Post Tension Cable Report & Pet Application in Supplements\*\*\*

Built in 1977

**Essential Information**

MLS® #	A2213518
Price	\$269,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	794
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	111, 355 5 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2E0K9

### Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Stove
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

### Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Stucco, Concrete

### Additional Information

Date Listed	April 21st, 2025
Days on Market	68
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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