

403, 222 5 Avenue NE
Calgary, Alberta

MLS # A2329337



\$199,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 498
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: n/a

THE LOCATION & CONNECTIVITY Top Floor corner units do not come up often in Crescent Heights. Being on the top corner means you only share one wall and never have to deal with footsteps above you. It is a perfect setup for a downtown professional or a student looking for a quick commute. You can drive to SAIT in under 5 minutes, to the University of Calgary in about 10 minutes, or just walk straight across the historic Centre Street Bridge to get into the downtown. **THE NEIGHBOURHOOD LIFESTYLE** The location is completely walkable. You are on a quiet, mature tree-lined street just steps from Rotary Park and its popular off-leash dog park, among plenty of other features. You can walk across the bridge into Chinatown for amazing local bakeries and restaurants, or hit the Memorial Drive pathways and Prince's Island Park for a run or bike ride. Locally, you can grab a curated pour-over at Sought x Found Coffee Roasters just down the road on Centre Street, or wander over to Edmonton Trail spots like Uncommon Drip, Pizza Culture, and Bar Gigi. You can also easily walk over to Bridgeland for community favourites like UNA Pizza + Wine and Phil & Sebastian. **THE LIVING SPACE & RETRO CHARM** Inside, the main living area has real hardwood floors and vintage honey oak cabinetry that give the space a warm, character feel. The living room includes a custom EQ3 built-in media and shelving unit made specifically for that wall. In the kitchen, you have practical laminate countertops, a deep island, a brand-new fridge, and a newly replaced over-the-range hood fan. The rest of the layout includes a comfortable carpeted bedroom and a tiled four-piece bath. **PLENTY OF CONDO STORAGE** The layout utilizes its square footage well by offering plenty of storage options throughout. The kitchen island has deep built-in cabinets underneath, there is a

large hallway closet for everyday gear, and the dedicated laundry room features custom shelving along with a brand-new, full-sized in-suite washer and dryer set. **OUTDOOR SPACE & PARKING** The private north-facing balcony overlooks the rear lane, offering a cool, shaded retreat for fresh air during hot Calgary summers. The unit also comes with one assigned underground parking stall in a secure heated parkade to keep your vehicle snow-free all winter. Regency Court has a great community that really looks after the building.