

303, 222 5 Avenue NE
Calgary, Alberta

MLS # A2345244



\$203,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	498 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 499
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Concrete, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows		

Inclusions: mirror

Pride of ownership is evident the moment you step through the door of this quaint and inviting 498 sq. ft. corner home in Crescent Heights. Situated on the third floor, this well-maintained unit offers the added privacy of a corner location, north-facing exposure, and a thoughtfully designed layout that makes excellent use of every square foot. The living room, kitchen, and hallways feature site-finished hardwood flooring, creating a warm and cohesive feel throughout the main living areas. The kitchen has been thoughtfully upgraded with stainless steel appliances, quartz countertops, a deep stainless steel sink, and new track lighting. The movable kitchen island has also been modified providing smart, functional storage and additional pantry space. Storage has clearly been a priority throughout the home, with every available space thoughtfully utilized to maximize functionality without compromising the living area. The bathroom has been upgraded with a new tub surround featuring fiberglass walls, vanity, sink, quartz countertop and lighting. A newer washer and dryer are conveniently located in a separate laundry room, adding to practical storage space. Beyond the interior improvements, the electrical system was upgraded in 2020 with a new sub-panel, arc-fault protection, and a dedicated junction box for the washing machine. The work was board-approved and completed with a City permit. The deck was also redone as part of the condominium's common property improvements. Located close to parks, transit, restaurants, shopping, and all the amenities of Crescent Heights, this home offers an easy inner-city lifestyle with downtown just minutes away. Thoughtfully updated and exceptionally well utilized, this inviting home reflects pride of ownership throughout