

\$254,000 - 111, 355 5 Avenue Ne, Calgary

MLS® #A2239302

\$254,000

2 Bedroom, 1.00 Bathroom, 794 sqft

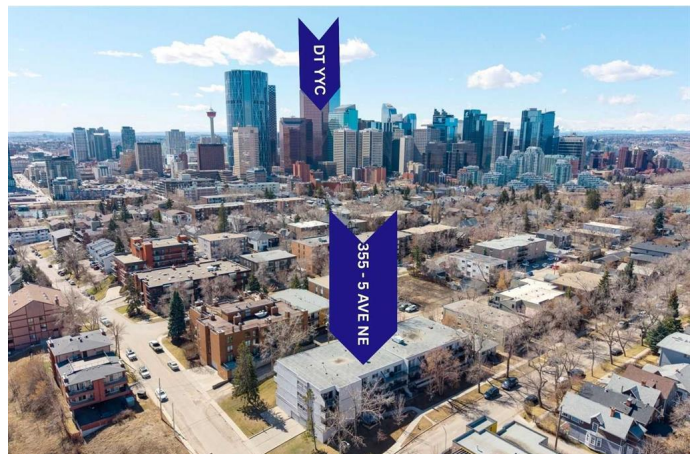
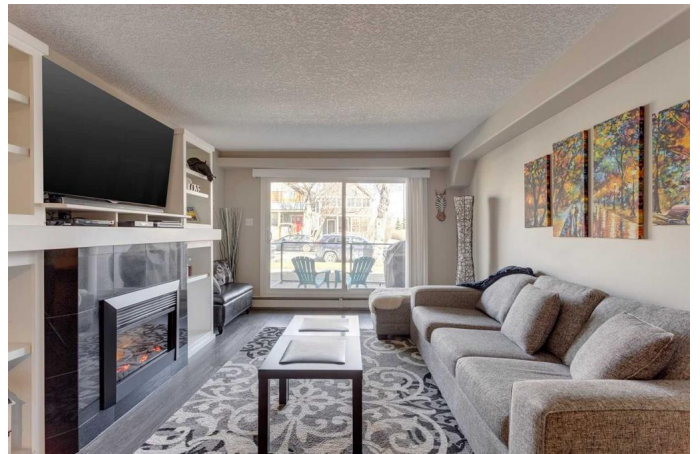
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

****OPEN HOUSE | SUNDAY OCT 26 | 12-2PM**

*****MAJOR PRICE**

REDUCTION*GROUND-LEVEL CORNER UNIT IN TRENDY CRESCENT HEIGHTS | MOVE-IN READY JUST IN TIME FOR THE HOLIDAYS | 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 CAFÉs, 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® #	A2239302
Price	\$254,000
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, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Concrete, Stucco

Additional Information

Date Listed	July 12th, 2025
Days on Market	115
Zoning	M-C1

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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