

**308, 355 5 Avenue NE
Calgary, Alberta****MLS # A2281537****\$129,900**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	400 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 298
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: NA

Perched on the top floor in the sought-after inner-city community of Crescent Heights, this bright open-concept bachelor suite is the perfect blend of comfort and city living. Stained maple laminate flooring flows through the entry, hallway, kitchen, and living area, creating a warm and cohesive feel throughout. The open kitchen is both functional and inviting, featuring tile countertops, stained maple cabinetry, black appliances, a built-in microwave/hood fan, and a convenient breakfast bar—ideal for casual meals or entertaining. The studio layout offers a flexible bedroom/living space, highlighted by a cozy electric fireplace with built-in shelving for added style and storage. Step outside through sliding patio doors to your large south-facing balcony, where you can enjoy sunshine all day and take in a partial downtown view—a great spot for morning coffee or winding down in the evening. The 4pc bathroom is finished with tile flooring, a stainless steel sink, tile countertops, and a fully tiled tub surround. Additional features include in-suite laundry, knockdown ceilings, 1 assigned underground parking stall, and a storage cage. All this just minutes to the downtown core, with easy access to transit and the C-Train, plus nearby schools, parks, and the best of Calgary’s inner-city amenities.