

102, 205 5 Avenue NE
Calgary, Alberta

MLS # A2204415



\$340,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | Crescent Heights | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 408 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Hardwood, Marble | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 534 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows | | |

Inclusions: bookshelf by lower entrance

Welcome to this beautifully updated 2-bedroom, 1.5-bathroom multi-level apartment, offering over 800 square feet of living area in style and comfort. The upper level greets you with a sleek marble floor entrance and hardwood floors throughout, creating a warm and inviting atmosphere. The large kitchen is a chef's dream, featuring granite countertops, stainless steel appliances, and ample cupboard space, complete with an island and a cozy dining area. The living room is perfect for relaxing, boasting a wood fireplace with updated tiling that seamlessly matches the kitchen's modern aesthetic. Step out onto the sunny, west-facing balcony and enjoy panoramic views of the dog park, downtown, and the mountains beyond—perfect for unwinding or BBQing while entertaining. On the lower level, you'll find built-in cabinetry for extra storage, an updated 4-piece bathroom, and two spacious bedrooms. The master bedroom easily accommodates a king-sized suite and features a walk-in closet. Outside, the property includes assigned parking, additional storage, and bike storage for your convenience. Topped off with updated windows, and in suite laundry, all located just a short stroll from downtown and close to shopping, and amenities, this exceptional apartment offers a perfect balance of comfort and convenience. Don't miss your chance to call this place home! Be sure to view the video and 3D tour today and book your own private showing.