

**206, 222 5 Avenue NE**  
**Calgary, Alberta**
**MLS # A2227805**


# \$275,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crescent Heights                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 701 sq.ft.                         | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Landscaped                         |               |                   |

|                    |                    |                   |          |
|--------------------|--------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard          | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle    | <b>Condo Fee:</b> | \$ 602   |
| <b>Basement:</b>   | -                  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Wood Siding | <b>Zoning:</b>    | M-CG d72 |
| <b>Foundation:</b> | -                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Separate Entrance  |                   |          |

**Inclusions:** n/a

Welcome to your urban oasis just a 1/2 block to Rotary Park and 3 blocks to downtown.. This bright and stylish south-facing 2-bedroom condo is ready for you to move in, nestled on a charming tree-lined street in the sought-after Crescent Heights community with a high walk score, bikers dream. With modern upgrades like newer windows and gleaming hardwood floors, this property presents an excellent opportunity for first-time buyers or astute investors. The contemporary kitchen, equipped with rich maple cabinetry . Enjoy relaxing in the spacious living room or hosting gatherings on the sunny south-facing patio. The two well-proportioned bedrooms provide versatility for a home office or the option to share with a roommate to ease mortgage costs. Additional conveniences include in-suite laundry, a dedicated parking space, and a large private storage locker. Step outside to embrace the benefits of city living while enjoying the serenity of an established neighborhood, just minutes from downtown. Rotary Park, featuring an off-leash dog area, playground, tennis courts, and splash park, is only a short 30-second walk away. With easy access to public transit, parks, grocery stores, coffee shops, and excellent dining options, this remarkable unit strikes the perfect balance of lifestyle, location, and affordability. Don't miss out on this opportunity!