

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

MLS® #A2239302

**\$254,000**

2 Bedroom, 1.00 Bathroom, 794 sqft

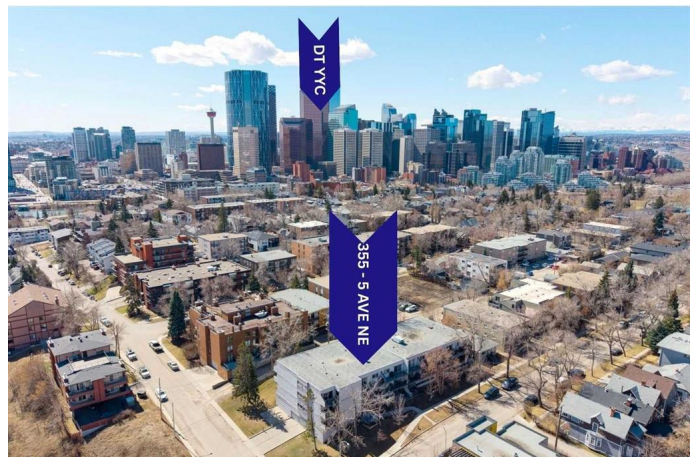
Residential on 0.00 Acres

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 | Ceiling Fan(s), Breakfast Bar, Bookcases                                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| 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 | 103             |
| Zoning         | M-C1            |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.