

# \$274,999 - 103, 222 5 Avenue Ne, Calgary

MLS® #A2228116

**\$274,999**

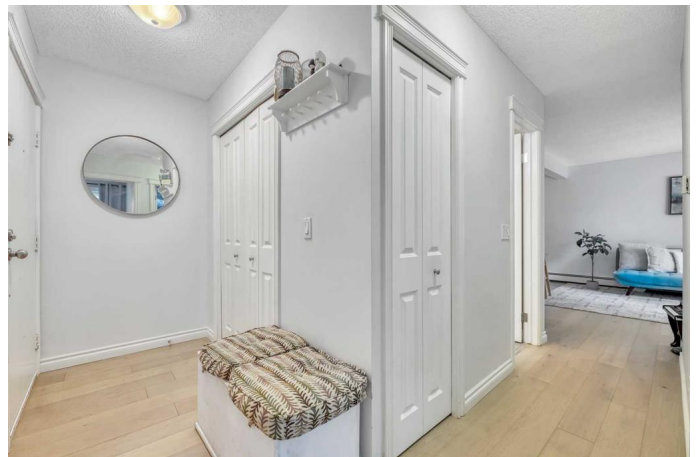
2 Bedroom, 1.00 Bathroom, 666 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Looking for the perfect blend of inner-city convenience and neighbourhood charm? This main floor, south-facing 2-bedroom condo in Crescent Heights offers the best of both worlds—urban living with a sense of calm, right in the heart of one of Calgary’s most walkable communities. This unit is full of thoughtful updates including manufactured hardwood flooring throughout, large south-facing windows that bring in loads of natural light, and a modern kitchen with maple cabinetry. The open-concept living area flows out to a private sunny patio, perfect for morning coffee, casual dinners, or catching some afternoon rays. The layout includes two comfortable and versatile bedrooms—perfect for a home office, guest space, and features in-suite laundry, and a dedicated parking stall. Bonus: condo fees include all utilities except electricity, making for simplified monthly expenses. With street-level access, no elevators and only a few stairs to navigate, this main floor unit is ideal for anyone seeking easy accessibility. You’re just steps from Rotary Park’s dog park, walking distance to coffee shops, restaurants and groceries. Whether you’re a first-time buyer, downsizer, or investor, this move-in ready condo delivers on lifestyle, location, and value. Come experience it for yourself—homes like this don’t last long.

Built in 1978



## Essential Information

MLS® #	A2228116
Price	\$274,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	666
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	103, 222 5 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0K6

## Amenities

Amenities	Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground

## Interior

Interior Features	Closet Organizers, Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Wood Siding

## Additional Information

Date Listed	June 4th, 2025
Days on Market	13
Zoning	M-CG d72

## Listing Details

Listing Office	RE/MAX Key
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