103 222 5 Avenue NE

Calgary | Active | MLS® A2349227

$219,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1978**	**665.53 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

PRICED TO SELL! Freshly painted and new flooring! 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 new 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 one included 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349227
Bedrooms	2
Bathrooms	1
Year Built	1978
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	665.53 sq. ft.
Main Level Finished Area:	665.53 sq. ft.

Condo Fee:	$688.70
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0110571
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 9'5" × 8'8" ·
Main Floor	Dining Room · 9'11" × 7'2" ·
Main Floor	Living Room · 13'7" × 11' ·
Main Floor	Bedroom - Primary · 11'3" × 10'3" ·
Main Floor	Kitchen · 9'11" × 6'5" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Park, Playground, Schools Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-222-5-avenue-ne-calgary-a2349227/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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