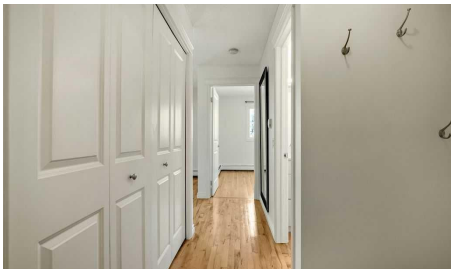
303 222 5 Avenue NE

Calgary | Active | MLS® A2345244

$188,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1978**	**498.12 sq. ft.**

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Listed by CIR Realty

A closer look

Pride of ownership is evident the moment you step through the door of this quaint and inviting 498 sq. ft. corner home in Crescent Heights. Situated on the third floor, this well-maintained unit offers the added privacy of a corner location, north-facing exposure, and a thoughtfully designed layout that makes excellent use of every square foot. The living room, kitchen, and hallways feature site-finished hardwood flooring, creating a warm and cohesive feel throughout the main living areas. The kitchen has been thoughtfully upgraded with stainless steel appliances, quartz countertops, a deep stainless steel sink, and new track lighting. The movable kitchen island has also been modified providing smart, functional storage and additional pantry space.
Storage has clearly been a priority throughout the home, with every available space thoughtfully utilized to maximize functionality without compromising the living area. The bathroom has been upgraded with a new tub surround featuring fiberglass walls, vanity, sink, quartz countertop and lighting. A newer washer and dryer are conveniently located in a separate laundry room, adding to practical storage space.
Beyond the interior improvements, the electrical system was upgraded in 2020 with a new sub-panel, arc-fault protection, and a dedicated junction box for the washing machine. The work was board-approved and completed with a City permit. The deck was also redone as part of the condominium’s common property improvements. Located close to parks, transit, restaurants, shopping, and all the amenities of Crescent Heights, this home offers an easy inner-city lifestyle with downtown just minutes away. Thoughtfully updated and exceptionally well utilized, this inviting home reflects pride of ownership throughout

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345244
Bedrooms	1
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:	498.12 sq. ft.
Main Level Finished Area:	498.12 sq. ft.
Condo Fee:	$499.20
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Reserve Fund Contributions, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	North
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	1978 (Age: 48)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0110571
Heating:	Baseboard, Hot Water, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Cedar, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
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
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer
Inclusions:	mirror
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 13'6" × 9'2" ·
Main Floor	Kitchen · 11'6" × 8'5" ·
Main Floor	Bedroom - Primary · 11' × 9'9" ·
Main Floor	Laundry · 5'3" × 4'2" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Tennis Court(s)

Interior Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	None
Lot Features:	Back Lane
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-222-5-avenue-ne-calgary-a2345244/

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