403 222 5 Avenue NE

Calgary | Active | MLS® A2329337

$193,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1978**	**499.61 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

THE LOCATION & CONNECTIVITY

Rare top-floor corner positioning does not come up often in Regency Court! This immaculate home features a unique, wide-profile layout that maximizes natural window light while ensuring maximum privacy with only one shared common wall and absolutely no neighbours living above you.

CUSTOM LIVING SPACE & DESIGN FEATURES

Spotless and showing total pride of ownership, the interior showcases beautiful real hardwood floors and warm honey oak cabinetry. The open-concept living area flows seamlessly around a premium, custom EQ3 built-in media and shelving unit crafted specifically for this footprint. In the kitchen, enjoy a deep movable island, a new refrigerator, and a brand-new over-range hood fan. A separate, dedicated laundry room features custom shelving along with a brand-new, full-sized in-suite washer and dryer set.

OUTDOOR SPACE & PARKING

Step outside onto your private north-facing balcony to unwind during Calgary’s beautiful summer afternoons. For your vehicles, the unit includes an assigned underground heated parking stall, plus board-monitored visitor spaces for your guests. This fantastic, well-managed concrete and brick building boasts a great community of neighbours and a completely replaced roof (2021) for ultimate long-term peace of mind.

CONNECTED CRESCENT HEIGHTS LIFESTYLE

Exceptionally walkable and located on a quiet, mature tree-lined street just steps from Rotary Park, the off-leash dog park, kids' pool, and tennis courts. Walk straight across the historic Centre Street Bridge into downtown, or enjoy local favourites just down the road, including Sought x Found Coffee Roasters, Pizza Culture, and Bar Gigi. Easy access to SAIT, the University of Calgary, and the Memorial Drive pathway system.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329337
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:	499.61 sq. ft.
Condo Fee:	$499.20
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Top
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit, No One Above
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
Basement:	None
New Constr.:	No
Construction Material:	Brick, Concrete, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Enclosed, Heated Garage, Off Street, Parkade, Secured, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	Bicycle Storage, Parking, Picnic Area, Secured Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	n/a

Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom - Primary · 11' × 9'9" ·
Main Floor	Kitchen With Eating Area · 11'9" × 6'8" ·
Main Floor	Living Room · 13'7" × 11'4" ·
Main Floor	Laundry · 4'11" × 4'3" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, Storage
Exterior Features:	Balcony, Uncovered Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Jul 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-222-5-avenue-ne-calgary-a2329337/

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