



# 205 5 Avenue Calgary Alberta

\$345,000

**\*\*Welcome to Your New Home at Park Avenue!\*\*** Discover the best of inner-city living in this bright and spacious 2-bedroom, 1.5-bathroom condo, located directly across from glorious Rotary Park. **\*\*Key Amenities\*\*** - Updated appliances, laminate flooring, lighting, windows, and patio door - South-facing exposure fills living spaces with all-day natural light - Large, private balcony with city skyline and park views - Wood-burning fireplace - Large main bedroom with walk-through closet and ensuite bathroom - Large second bedroom - Additional in-suite study/storage/ laundry room - Plenty of closet and storage space throughout the suite - Private and quiet corner unit - Covered parking stall - Large, secure personal storage locker- in the building - Bike storage room- in the building - On-site laundry facilities**\*\*Location Highlights\*\***- Adjacent to Rotary Park, offering tennis courts, lawn bowling, a dog park, splash park, picnic areas, and spectacular views of the downtown skyline, the bow river, and the rocky mountains - Just a 10-minute walk to downtown, river pathways, Crescent Road/McHugh Bluffs- Walking distance to Bridgeland, Kensington, Chinatown, SAIT, transit, shopping, and many excellent restaurants, cafes and parks**\*\*Building Highlights:\*\***- Well-managed- Pet-friendly- Non-smoking (id:6769)

Living room 9.42 Ft x 12.50 Ft

Dining room 8.67 Ft x 7.58 Ft

Kitchen 8.75 Ft x 7.67 Ft

Primary Bedroom 12.67 Ft x 10.42 Ft

Bedroom 12.67 Ft x 8.67 Ft

Laundry room Measurements not available

2pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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See

**Mirror**

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