

## 234 5 Avenue Calgary Alberta

\$257,700

Back on the Market...Come Check it Out! Welcome to the very desirable sought-after community of Crescent Heights. Located on the 2nd floor, this well-maintained 2 Bedroom unit offers a perfect blend of comfort and convenience. Upon entering you will find an open-concept floor plan that has been freshly painted throughout along with brand-new carpeting and sliding closet doors. The Kitchen features granite countertops with plenty of cupboard space, including a new dishwasher and a newer microwave oven. The Living room and Dining room open onto a large balcony making it great for entertaining. Complete with a 4pc Bathroom and a conveniently located spacious Laundry room. You will also find an extra storage locker just down the hall, bike storage on the main level, and a plug-in for your assigned parking stall. The Foxboro House has been well cared for with newer windows and patio doors as well as a newer boiler and hot water tank. The exterior of the building includes a rooftop patio and sauna and has been recently painted with a new roof scheduled to be installed. Crescent Heights is a short commute to Downtown whether you're walking or biking and it's minutes away to Rotary Park which features an off-leash area and a playground for the kids. Close to all amenities... (id:6769)

Primary Bedroom 15.33 Ft x 10.42 Ft Bedroom 13.25 Ft x 10.17 Ft Kitchen 10.33 Ft x 8.25 Ft Living room 15.67 Ft x 10.42 Ft Dining room 12.00 Ft  $\times$  7.58 Ft Laundry room 8.33 Ft  $\times$  3.75 Ft 4pc Bathroom 8.42 Ft  $\times$  5.00 Ft Other 31.58 Ft  $\times$  5.83 Ft

Listing Presented By:



Originally Listed by: Real Estate Professionals Inc.



## Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102 cm.mackenzie@shaw.ca