



## 234 5 Avenue Calgary Alberta

\$249,900

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, which have been recently painted. A new roof was installed and will be completed Nov. 17th. Crescent Heights is a short commute to Downtown whether you're walking or biking and it's minutes away from Rotary Park, which features an off-leash area and a playground for the kids. It's 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 x 7.58 Ft

Laundry room 8.33 Ft x 3.75 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Other 31.58 Ft x 5.83 Ft

Listing Presented By:



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