

# \$235,000 - 203, 234 5 Avenue Ne, Calgary

MLS® #A2266605

## \$235,000

2 Bedroom, 1.00 Bathroom, 828 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

4 Storey Walkup building in the heart of Crescent Heights, just up the hill and overlooking downtown Calgary. This is one of the most beautiful areas in the City with mature trees, parks, restaurants, coffee shops and easy access to the transit system. This 2 bedroom unit has 828 sq', a spacious living room, cozy kitchen, in suite laundry, expansive deck and covered parking. There is only a half flight of stairs up to this unit from the entrance. There is a storage locker on the same floor. Well kept immaculate home. Bike storage and a roof top patio with outstanding city views. Pet friendly complex, 2 dogs or 2 cats or one of each allowed. Off leash park down at the end of the block. One Parking pass available from City of Calgary for \$100/mth for street parking, but not where time restrictions are posted.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2266605  |
| Price          | \$235,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 828       |
| Acres          | 0.00      |
| Year Built     | 1979      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 203, 234 5 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0K6              |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Bicycle Storage, Parking, Sauna, Snow Removal, Storage |
| Parking Spaces | 1                                                      |
| Parking        | Covered, Stall                                         |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Lighting, Other         |
| Lot Description   | City Lot                |
| Roof              | Tar/Gravel              |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 2                  |
| Zoning         | M-CG d72           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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