$269,900 - 311, 355 5 Avenue Ne, Calgary

MLS® #A2235879

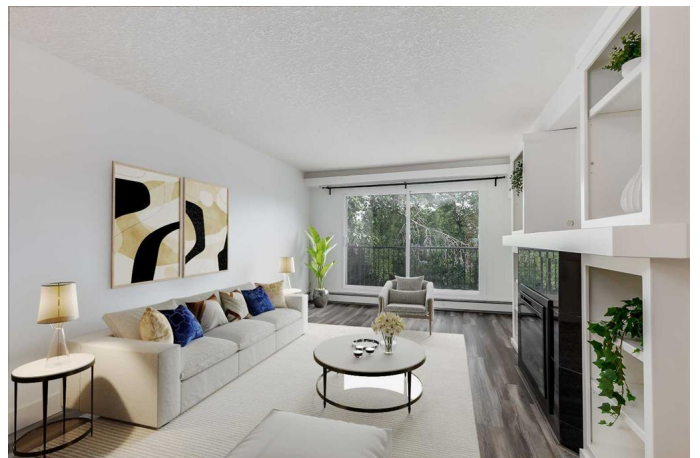**$269,900**

2 Bedroom, 1.00 Bathroom, 806 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Located in the sought-after community of Crescent Heights, this top-floor corner condo offers an ideal blend of style, comfort, and location. With 800 square feet of well-designed living space, this two-bedroom, one-bathroom home is perfect for professionals, downsizers, or anyone looking for a quiet, walkable lifestyle close to the heart of the city. The open-concept layout connects the kitchen, dining, and living areas seamlessly, with hardwood flooring running throughout. The living room is anchored by a gas fireplace framed with custom built-in cabinetryâ€"offering both warmth and practical storage. A set of sliding doors leads out to a spacious balcony, ideal for morning coffee or evening downtime. The kitchen is thoughtfully finished with quartz countertops, a grey tile backsplash, maple cabinetry, and a central island. It flows naturally into the living and dining areas, creating a space thatâ€™s great for entertaining or day-to-day living. The generous primary bedroom comfortably fits a queen-sized bed and additional furnishings, while the second bedroom makes an ideal guest room or home office. The well-appointed three-piece bathroom features a large corner soaker tubâ€"perfect for unwinding after a long day. Additional highlights include in-suite laundry for added convenience. This pet-friendly building welcomes your furry companions and includes one assigned underground parking stall and an accompanying storage locker, providing

secure space for your vehicle and extra belongings. Situated just minutes from the shops, restaurants, and everyday amenities of Edmonton Trail and Bridgeland, this location offers unbeatable walkability. Downtown is only a short stroll away, and the green spaces of Rotary Parkâ€"with its spray park, lawn bowling club, tennis courts, and off-leash areaâ€"are just blocks from your door. Outdoor enthusiasts will also appreciate the nearby Bow River pathways, ideal for walking, running, or cycling. Commuting is a breeze with quick access to Edmonton Trail, Memorial Drive, and Deerfoot Trail. The home is also located near several schools including Stanley Jones, Colonel Macleod, and Crescent Heights High School, and is only minutes from Renfrew Aquatic & Rec Centre, Telus Spark, and the Calgary Zoo. Take advantage of your opportunity to see this incredible property in personâ€"book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 1977

Essential Information

MLS® #	A2235879
Price	$269,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	806
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	311, 355 5 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0K9

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Underground
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Basement	None

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Zoning	M-C1

Listing Details

Listing Office	Real Broker