



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**102, 333 2 Avenue NE**  
**Calgary, Alberta**

**MLS # A2223835**



**\$364,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 879
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Located in the sought-after community of Crescent Heights, this spacious 2-bedroom, 2-bathroom unit offers over 1,200 sq ft of living space and includes two underground parking stalls. The property has been extensively renovated from top to bottom, featuring new light fixtures and vinyl plank flooring throughout. Both generously sized bedrooms can accommodate king-size beds and additional furniture, with the primary bedroom offering a large closet and a 3-piece en-suite. The second bathroom is spa-inspired and fully upgraded. The laundry room provides ample storage space and is conveniently located behind the modern kitchen. The kitchen is equipped with quartz countertops, stainless steel appliances, raised and slow-close cabinets, an upgraded eating bar, and neutral finishes. Large windows bring in abundant natural light, complementing the open floor plan that includes a spacious dining area and living room. The south-facing patio is exceptionally large and offers impressive views of downtown. Situated near amenities, public transit, and downtown access.