

# \$749,900 - 221 5 Avenue Ne, Calgary

MLS® #A2231571

**\$749,900**

2 Bedroom, 1.00 Bathroom, 740 sqft

Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

Welcome to 221 5th Avenue NE... A rare opportunity in one of the most coveted inner-city enclaves of Calgary's Crescent Heights....

This charming 1912 character home sits on a spectacular 4,500 sq. ft. lot, perfectly perched on the preferred side of the street with sweeping, unobstructed views of downtown. Beautifully maintained and full of warmth and original detail, this home is the perfect entry point into the community – whether you're a first-time buyer looking for something truly charming and special or someone searching for the ideal setting to build a dream home. Inside, the home is inviting and full of personality, with hardwood floors, vintage architectural touches, and a cozy layout that's just bursting with charm. The detached garage offers added convenience and functionality, while the lush backyard and level lot, with alley access, provides the perfect place to relax, entertain or build.... Obviously, what truly sets this property apart is its location; views that go forever, literal steps from iconic Rotary Park, a short walk to downtown Calgary, the Bow River pathway system, and a vibrant mix of community shops, cafes, community centres and everything else that comes with this neighbourhood. It's an idyllic and aspirational setting – quiet and residential, yet deeply connected to the heartbeat of the city. Whether you're drawn to the potential of the lot, the character of the home, or the lifestyle of the location, this is a



once-in-a-generation offering. If youâ€™ve been dreaming of building that forever home but waiting for the perfect site â€“ this is the one. Donâ€™t miss your chance to own a piece of Calgaryâ€™s heritage in a truly unbeatable setting.

Built in 1912

### Essential Information

MLS® #	A2231571
Price	\$749,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	740
Acres	0.10
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	221 5 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0K7

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Crown Molding, See Remarks
Appliances	Refrigerator, Stove(s)

Heating	Baseboard
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	43
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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