

# \$739,900 - 221 5 Avenue Ne, Calgary

MLS® #A2257896

**\$739,900**

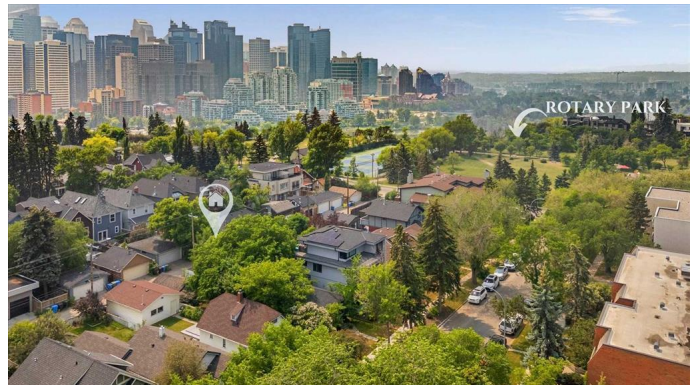
2 Bedroom, 1.00 Bathroom, 740 sqft

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 you’ve been dreaming of building that forever home but waiting for the perfect site. Don’t miss your chance to own a piece of Calgary’s heritage in a truly unbeatable setting.

Built in 1912

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257896    |
| Price          | \$739,900   |
| 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 | See Remarks, Crown Molding |
| 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    | September 17th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-CG                 |

## Listing Details

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

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