

205, 716 5 Street NE  
Calgary, Alberta

MLS # A2287237



## \$365,000

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Cork, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 715
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

2 BED 2 BATH | CORNER UNIT | STUNNING DOWNTOWN VIEWS | PET LOVERS DREAM  
Welcome to the Portico, located in the desirable neighbourhood of Renfrew and right on the border of Bridgeland - two of Calgary's most vibrant inner-city communities and just minutes from Calgary's downtown core. This gorgeous 2 bedroom, 2 bathroom corner unit offers nearly 900 sq ft of thoughtfully designed space, wrapped in floor-to-ceiling windows that flood this open-concept home with beautiful natural light. With S/SW exposure, you'll enjoy the sunshine as well as stunning views of downtown and the iconic Calgary Tower - the sunsets are especially breathtaking! Inside, the kitchen features plenty of cabinetry, granite countertops, stainless steel appliances, and a raised bar for casual dining. The dining space has the sweetest custom-built breakfast nook from which you also get to enjoy the city views. The bright and airy living area features a cozy gas fireplace, perfect for Calgary winters. The spacious entryway makes a welcoming first impression, and the dedicated laundry room offers additional storage space to keep everything organized. One titled underground parking stall & a large secure storage locker is included. Step out onto your private balcony overlooking downtown, complete with a gas BBQ line - perfect for summer evenings with friends or quiet mornings soaking in the city views. Pet lovers or those with mobility issues will especially appreciate this unique building design. Entry is from the second level, meaning no elevator or stairs are required for you or your pup, while the unit itself is elevated above ground level for added privacy and security. The Portico is a pet-friendly building with fantastic off-leash parks nearby. Living here means getting to enjoy the cafes, restaurants,

shops and river pathway systems that make Renfrew and Bridgeland so sought-after. Calgary favourites like Luke's Drug Mart, Bridgeland Market, Bar Gigi, and Mari Bakeshop are all minutes away, with easy access to downtown. Step into the heart of Bridgeland and Renfrew living - comfort, convenience and community all in one place. This condo is the perfect opportunity to plant roots in one of Calgary's best inner-city neighbourhoods.