



GRASSROOTS
REALTY GROUP

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523 5 Street NE
Calgary, Alberta

MLS # A2253987



\$385,000

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	975 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Private, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 559
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	Murphy bed, Wire shelving in the laundry room		

Discover the charm of Bridgeland living with this stylish upper-level townhome, perfectly suited for those who want convenience, comfort, and character all in one. Nestled on a quiet street just steps from some of Calgary's best local cafés, restaurants, shops, and parks, this home puts the entire city at your doorstep. Inside, you'll find two spacious bedrooms and two bathrooms, including a bright primary retreat with a 4-piece ensuite. The second bedroom comes complete with a Murphy bed, making it the ideal flex space for guests or a home office. The open-concept design creates a naturally bright and welcoming atmosphere—whether you're enjoying a cozy night in by the gas fireplace or hosting friends on the balcony. Stylish finishes like granite counters, hardwood floors, and stainless steel appliances elevate the kitchen and living space, while in-suite laundry adds convenience. Heated underground parking and secure storage make city living stress-free. With easy access to downtown, the LRT, and the Bow River pathways, this townhome blends urban lifestyle with everyday comfort.