

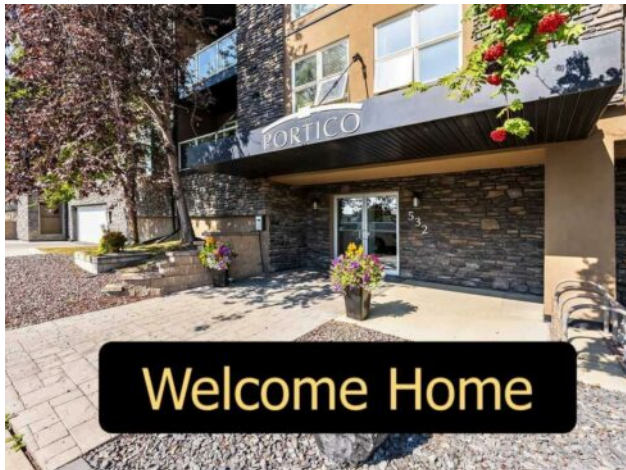


GRASSROOTS
REALTY GROUP

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105, 532 5 Avenue NE
Calgary, Alberta

MLS # A2257475



\$255,800

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions: furniture negotiable

FALL IN LOVE ~ Beautiful suite in one of Calgary's Most Desirable Locations! The Portico is a pristinely maintained building situated on the border of Bridgeland and Crescent Heights — both consistently ranked among Calgary's Top 10 neighbourhoods! Amenities: Numerous Bars, Shops, Restaurants, and Downtown are all within Walking Distance, plus easy access to the C-Train. Outdoor Parks, Bike Paths, Dog Parks, and scenic River Views are just steps away. Commuting: Centrally located; Deerfoot accessible via Memorial or 16 Ave in just 5 minutes! Peace: Quiet sidestreet with minimal traffic and noise; you'll keep your windows open all spring, fall, and summer! Unit Features: Flooring: Luxury vinyl installed in late 2022; warranty included Appliances: Cozy fireplace, upgraded stainless steel appliances, under-cabinet lighting, in-suite laundry, dual sink with garburator, and AMPLE cabinet space. Balcony: Breathtaking cityscape views overlooking downtown and the Bow River, with a barbecue gas line from the building. Layout: Open-concept living room with a flexible den—perfect for an office, coffee bar, or dining area. Bedroom: Spacious primary bedroom with large walk-in closet and dual-access ensuite bathroom. Storage: Storage locker AND bike storage locker are just steps down the hall! Parking: Reserved heated underground parking stall directly beside main entrance! Visitors: Heated indoor guest parking + rentable Guest Suite for out-of-town visitors. Management: Responsible condo board and management, with a large reserve fund. Experience the perfect combination of inner-city living and serene peace. This unit won't last! Book your private showing today!