



**GRASSROOTS**  
REALTY GROUP

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2, 713 5 Street NE  
Calgary, Alberta

MLS # A2261821



**\$799,000**

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,696 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/a

Perched above Bridgeland with city views you won't forget, this three-storey townhome has just over 2,000 sq. ft. of living space and a layout that makes sense from top to bottom. There are three bedrooms and three and a half baths, including a top-floor primary with a walk-in closet and a double-sink ensuite. But the real star is the rooftop patio, a huge private deck with some of the best views in Calgary. It's the kind of space that's perfect for dinner parties, late-night drinks, or just stretching out and watching the skyline. On the main floor you'll step in from your own low-maintenance turf front yard to a bright living room with 10-foot ceilings and a gas fireplace. The kitchen's set up with quartz counters, a breakfast bar, pantry, beverage fridge, and stainless steel appliances, plenty of space and light for cooking or hosting. The east-facing windows have been tinted to reduce heat and keep the home comfortable year-round. Upstairs, two bedrooms share a full bath and there's a handy laundry room. The top level is reserved for the primary suite with its 9-foot ceilings, walk-in, and spa-style ensuite. Extras worth noting: heated basement floors, in-ceiling speakers, a detached garage with a car lift for secure parking, and low condo fees that help keep monthly costs in check. It's a solid mix of space, style, and a rooftop that really sets it apart. Book a showing with your favourite agent and see it for yourself.