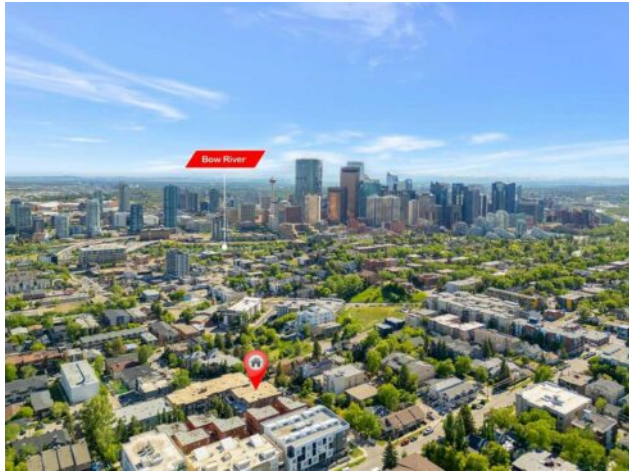




401, 716 5 Street NE
Calgary, Alberta

MLS # A2144353



\$439,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	833 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to this stunning 2-bedroom top-floor corner unit in the prestigious Portico building of Bridgeland! Boasting spectacular panoramic city views, this unit offers a perfect blend of luxury, comfort, and convenience. The property is flooded with natural light thanks to large windows throughout, creating a bright and inviting atmosphere. Inside, you'll find an open floor plan that includes a versatile dining room/den and a spacious living room featuring a cozy two-sided gas fireplace. The engineered hardwood floors add a touch of elegance and durability. The gourmet kitchen is a chef's dream, equipped with stainless steel appliances, maple cabinets, a raised eating bar. The master retreat is a bright oasis with ample windows, while the second bedroom is generously sized, making it perfect for guests or a home office. The unit also features a modern full bathroom and convenient in-suite laundry. Step out onto the spacious balcony to enjoy the breathtaking city views – an ideal spot for relaxation or entertaining. Additional highlights include a titled underground parking stall, a titled storage locker, and low condo fees. The Portico building is impeccably maintained with good financial standing and is pet-friendly. Located close to the Bow River, walking and bike paths, downtown, shopping, schools, and transportation, this property offers unparalleled access to all amenities. This immaculate unit is a must-see and presents a fantastic opportunity to enjoy luxurious living in a vibrant community