



104, 532 5 Avenue NE
Calgary, Alberta

MLS # A2174661



\$289,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	658 sq.ft.	Age:	2005 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this well maintained apartment with DOWNTOWN VIEWS s at the Portico that boasts titled underground parking, titled storage & an amazing central location nestled along Bridgeland Hill & just a few blocks from Bridgeland Park - units in this building rarely hit the market! This is arguably one of Calgary's most sought out locations close to shopping, grocery stores, bars, restaurants, the C-Train, downtown views & walking distance to downtown. This OPEN CONCEPT unit has a sunny and spacious living room with a 2-sided fireplace, custom built-in desk/shelving & 9 ft ceilings that flow seamlessly into the kitchen which hosts stainless steel appliances, granite countertops, slate backsplash, cinnamon stained maple cabinetry & pot lighting. Adjacent you'll find the well laid out primary bedroom, the 4 piece bathroom & in suite laundry. Meanwhile the SUNNY SOUTH FACING balcony with a downtown view is perfect for relaxing after a long day or for BBQing with your BBQ gas line. This property is a rare to find apartment with a 10/10 location & it's move-in ready!