

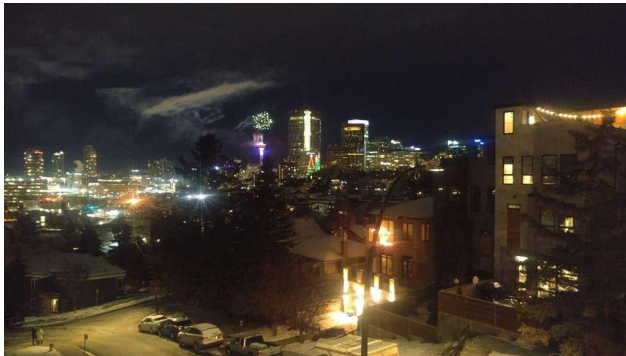


THE A-TEAM

RE/MAX FIRST

716 5 Street #401, Calgary T2E 3W8

MLS#: A2156777 Area: Bridgeland/Riverside Listing Date: 08/10/24 List Price: \$409,900
Status: Active County: Calgary Change: -\$15k, 10-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2005

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: City Lot, Few Trees, Landscaped, Street Lighting, Underground Sprinklers, Views
Park Feat: Stall, Underground

DOM

39

Layout

Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Tar/Gravel
Heating: Baseboard, Fireplace(s), Hot Water
Sewer:
Ext Feat: Storage

Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsm: Poured Concrete

Kitchen Appl: Bar Fridge, Dishwasher, Electric Cooktop, Electric Stove, ENERGY STAR Qualified Dishwasher, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Ceiling Fan(s), Closet Organizers, Elevator, Kitchen Island, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, Other, Storage, Living Room, Bedroom, Furnace/Utility Room, 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$618 Title: Fee Simple Zoning: M-C2
Fee Freq:

Monthly

Legal Desc: 0511047

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Experience quintessential urban living in Calgary's most sought-after inner-city enclave. The Portico is walking distance from downtown and Bridgeland's restaurants, medical facilities, parks, bike pathways and transit. There is a spectacular city view from this top floor corner unit. With only three other units on the top floor, you'll be part of a peaceful and friendly vibe. The location provides easy access to major arteries without the busyness of constant road traffic. This unit is creatively engineered to ensure angles capture the beautiful downtown vista through bright walls of windows. Accommodating a king sized bed, this 175 sq ft master suite angles the space to allow for the true showstopper - the bright 195 sq ft open concept from the potential reading/office and dining viewing areas. The Portico has titled parking and separate storage, secure bicycle storage and a guest suite. It offers 24/7 off-site security, secured underground owner and visitor parking, and a pet-friendly policy. Meticulously maintained with proactive governance, you can rest easy knowing this property's recently (2016) renovated building envelope, an on target 30-year capital plan (which boasts a healthy reserve fund), and well-managed fees, demonstrate excellent financial standing. For safety and noise considerations, short term rentals are not permitted in this community. The square footage does not include the storage space. Taxes are current and condo fees are effective May 2024. Seller will consider rent-to-own.**

Inclusions: N/A
Property Listed By: Easy List Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

