



THE
A-TEAM

**RE/MAX
FIRST**

517 5 Street #2, Calgary T2E 3W5

MLS® #: **A2162180** Area: **Bridgeland/Riverside** Listing Date: **09/05/24** List Price: **\$575,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,221**

Low Sqft:

Ttl Sqft: **1,221**

DOM

13

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|------------------|-------|---------------|
| Entrance | Lower | 3`9" x 8`3" | Kitchen | Main | 9`1" x 11`2" |
| Living Room | Main | 13`2" x 13`6" | Dining Room | Main | 6`10" x 17`1" |
| 2pc Bathroom | Main | 7`7" x 7`11" | Flex Space | Main | 8`8" x 8`9" |
| Bedroom - Primary | Upper | 10`7" x 12`4" | Bedroom | Upper | 11`9" x 11`9" |
| Loft | Upper | 8`0" x 8`6" | 4pc Ensuite bath | Upper | 7`2" x 10`3" |
| 3pc Ensuite bath | Upper | 5`11" x 6`0" | Balcony | Main | 6`2" x 11`2" |

Legal/Tax/Financial

Condo Fee:
\$420

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d111

Legal Desc: **0610949**

Remarks

Pub Rmks: **Discover the perfect blend of urban convenience and serene living with this stunning two-story condo, nestled on a quiet side street in the highly sought-after community of Bridgeland. Just steps from the river and the downtown core, this residence is ideal for young professionals, a growing family, or savvy investors seeking the best of inner-city living. This elegant home features two spacious bedrooms, 2.5 bathrooms, and a versatile bonus space perfect for a home office. The main floor welcomes you with an open-concept design, flooded with natural light from numerous large windows that frame stunning views of the park and downtown. The modern kitchen, equipped with granite countertops, sleek espresso cabinets, stainless steel appliances, and a breakfast bar, seamlessly flows into the expansive living and dining areas. French doors lead to a private balcony overlooking lush greenery—your own serene retreat for morning coffee or evening relaxation, all while enjoying the bright, airy ambiance that makes this home truly special. Upstairs, the master suite offers a peaceful escape with its own ensuite bathroom, providing both comfort and privacy. Completing the upper level is a second bedroom with its own 3pc ensuite for added convenience and a versatile bonus space perfect for a home office. Additional highlights include air conditioning, in floor heating, hardwood flooring on the main level, cozy carpeting in the bedrooms and on the stairs, a newly installed furnace and heated underground parking with ample storage both in-unit and in the garage. Located in the heart of Bridgeland, this condo offers paramount convenience with a short commute to downtown, a stroll to 1st Ave NE for Bridgeland's vibrant dining and shopping scene, and easy access to the C-Train and Bow River pathways. Experience the allure of downtown living while enjoying the tranquility of a charming neighborhood setting. Don't miss the chance to make this exceptional residence your own—schedule your private viewing today!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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













