

**532 5 Avenue #104, Calgary T2E 0L2**

MLS®#: **A2174661**      Area: **Renfrew**      Listing Date: **10/23/24**      List Price: **\$289,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:  
 Park Feat:

**Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **657**  
 Low Sqft:  
 Ttl Sqft: **657**

DOM

**28**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,High Ceilings,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>11`1" x 3`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`2" x 9`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 7`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 10`3"</b>
<b>Den</b>	<b>Main</b>	<b>5`8" x 2`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`10" x 2`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 8`6"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$492**

**Fee Simple**

**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0511047**

Remarks

Pub Rmks: **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!**

Inclusions: **None**  
Property Listed By: **Grassroots Realty Group**

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







