

\$264,900 - 106, 532 5 Avenue Ne, Calgary

MLS® #A2079267

\$264,900

1 Bedroom, 1.00 Bathroom, 664 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

BIG Price Reduction! OPEN HOUSE cancelled**Downtown skyline views, South facing, 1 bdrm, titled underground parking + titled same floor storage locker** Ideal for those craving the inner-city lifestyle, welcome to the lovely Portico building situated within the amenities rich Renfrew area. Thoughtfully designed, this bright South facing, 663 sq ft, 1 bdrm unit feels comfortable as soon as you walk in with a layout emphasizing great flow & functionality that is sure to impress. The nicely equipped kitchen has full size stainless steel appliances (chimney hoodfan & brand new dishwasher), a built-in breakfast bar, plenty of shaker cabinetry, undermounted lighting & rustic stone backsplash. Nearby, tall ceilings, large windows, & the open concept layout accentuate the spaciousness of this unit providing ample space for the living & dining areas while giving you options to re-configure to your own liking (including a cosy fireplace serving as a focal point!). From here, enjoy easy access to the functional balcony that provides a picturesque view into the distance towards the downtown skyline. The expansive bedroom will pamper you with another large window, room for nightstands & more if you would like, & a generous walk-in closet as the 4 piece full bath & over-sized ensuite laundry closet complete the package. Must have features include; newer high quality laminate flooring throughout, a corner heated underground parking spot, same floor storage locker (easy access & no more dusty



belongings!), front loading washer/dryer, BBQ gas hookup on balcony, & window coverings . Beyond the unit, the building also offers bike storage (dedicated room also on the same floor) & visitors parking. Be spoiled by the great location; enjoy the convenience of having popular shops & amenities along Edmonton Tr being steps away; while Downtown, Bridgeland, Inglewood, & the many pathways along the Bow River are all nearby – the perfect blend to satisfy both work & pleasure. Quick access to Edmonton Tr, Memorial Tr, 16th Ave, Deerfoot Tr, & an LRT station means you are always well connected. This is ideal for a diverse range of buyers or those looking to add a solid piece to their investment portfolio, come view this value packed condo today!

Built in 2005

Essential Information

MLS® #	A2079267
Price	\$264,900
Sold Price	\$262,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	106, 532 5 Avenue Ne
Subdivision	Renfrew
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 0L2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Guest, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Other
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	September 8th, 2023
Date Sold	October 26th, 2023
Days on Market	48
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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