

\$255,800 - 105, 532 5 Avenue Ne, Calgary

MLS® #A2257475

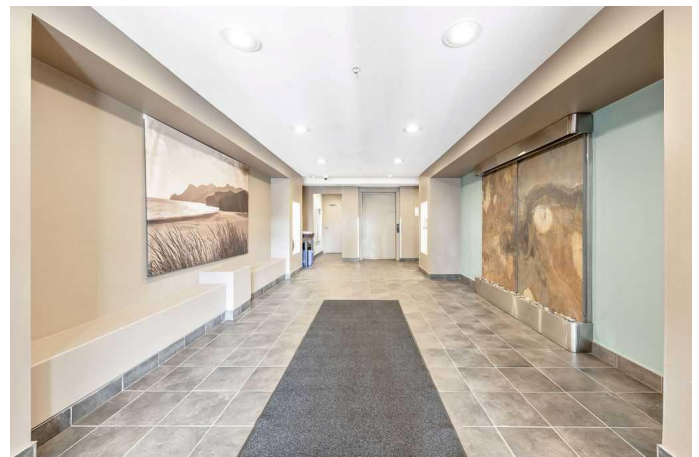
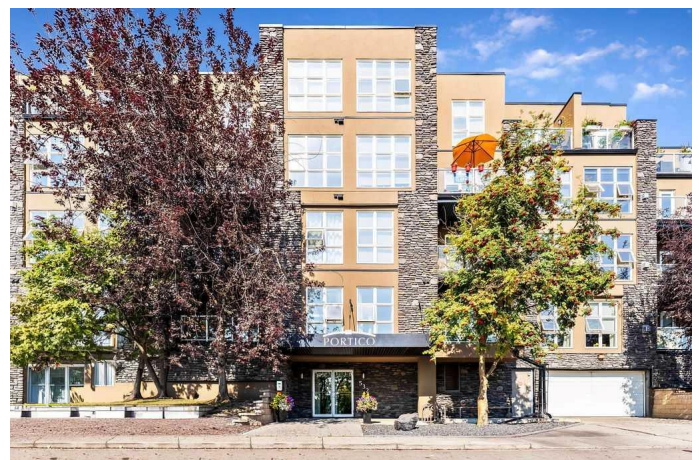
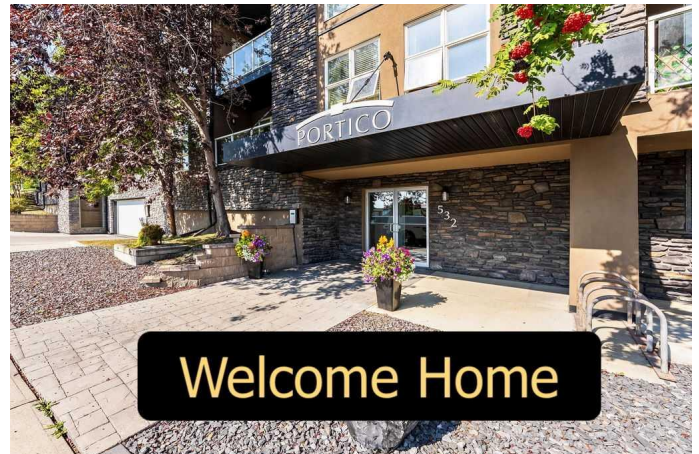
\$255,800

1 Bedroom, 1.00 Bathroom, 663 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Back on Market **FALL IN LOVE ~ Beautiful suite in one of Calgary's Most Desirable Locations! The Portico is a pristinely maintained building situated on the border of Bridgeland and Crescent Heights - both consistently ranked among Calgary's Top 10 neighbourhoods! Amenities: Numerous Bars, Shops, Restaurants, and Downtown are all within Walking Distance, plus easy access to the C-Train. Outdoor Parks, Bike Paths, Dog Parks, and scenic River Views are just steps away. Commuting: Centrally located; Deerfoot accessible via Memorial or 16 Ave in just 5 minutes! Peace: Quiet sidestreet with minimal traffic and noise; you'll keep your windows open all spring, fall, and summer! Unit Features: Flooring: Luxury vinyl installed in late 2022; warranty included Appliances: Cozy fireplace, upgraded stainless steel appliances, under-cabinet lighting, in-suite laundry, dual sink with garburator, and AMPLE cabinet space. Balcony: Breathtaking cityscape views overlooking downtown and the Bow River, with a barbecue gas line from the building. Layout: Open-concept living room with a flexible den - perfect for an office, coffee bar, or dining area. Bedroom: Spacious primary bedroom with large walk-in closet and dual-access ensuite bathroom. Storage: Storage locker AND bike storage locker are just steps down the hall! Parking: Reserved heated underground parking stall directly



beside main entrance! Visitors: Heated indoor guest parking + rentable Guest Suite for out-of-town visitors. Management: Responsible condo board and management, with a large reserve fund. Experience the perfect combination of inner-city living and serene peace. This unit won't last! Book your private showing today!

Built in 2005

Essential Information

MLS® #	A2257475
Price	\$255,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	663
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	105, 532 5 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0L2

Amenities

Amenities	Parking, Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Glass Doors
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Stone, Wood Frame, Composite Siding

Additional Information

Date Listed	September 22nd, 2025
Days on Market	30
Zoning	M-C2

Listing Details

Listing Office	RE/MAX iRealty Innovations
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