

**401, 716 5 Street NE**  
**Calgary, Alberta**

**MLS # A2215499**



**\$399,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 658
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** N/A

OPEN HOUSE SAT 12PM-2PM! Welcome to your next chapter, set in the heart of vibrant Renfrew. This stunning TOP FLOOR, 2-BEDROOM PLUS DEN residence seamlessly blends elegance, comfort, and versatility—perfect for folks of all ages but especially working adults seeking a convenient retreat or retirees eager to embrace a dynamic, supportive community. From the moment you step inside, panoramic city VIEWS greet you, filling the spacious unit with abundant natural light from oversized windows. The welcoming living area features a cozy two-sided gas fireplace, creating an inviting atmosphere perfect for both tranquil evenings and social gatherings. Beautiful hardwood floors add a sophisticated, timeless charm that flows throughout the open living spaces. The gourmet kitchen is thoughtfully designed for both enthusiastic cooks and casual entertainers alike. Stainless steel appliances, extensive cabinetry, and a raised eating bar offer a practical yet stylish space for everything from leisurely breakfasts to memorable dinner parties—all while enjoying spectacular city vistas. Enhancing the unit's appeal is the flexible den, ideal as a serene home office, a relaxed TV room, or an engaging gaming space, allowing you to personalize your living area effortlessly. The spacious primary suite provides a peaceful sanctuary, abundant with natural light for rest and rejuvenation. The second bedroom is easily adaptable for guests, grandchildren, or a comfortable workspace. A contemporary full bathroom, along with convenient in-suite laundry, adds practicality and comfort. Step onto the balcony to enjoy breathtaking sunsets or simply savoring quiet moments. Additional conveniences include a titled underground parking stall and a secure storage locker, perfectly catering to your lifestyle needs. The impeccably maintained Portico

building offers secure, pet-friendly living with thoughtful amenities such as a welcoming guest suite for visitors and secure underground visitor parking, making hosting friends and family effortless. Located just steps from scenic walking and biking trails along the Bow River and moments from Calgary's dynamic downtown, you'll find endless opportunities for recreation, dining, and community connection. This exceptional home is not just a residence; it's a gateway to a fulfilling, active lifestyle in one of Calgary's most desirable neighborhoods. Don't miss this opportunity—come experience the perfect blend of luxury, convenience, and community.