

401, 716 5 Street NE  
Calgary, Alberta

MLS # A2215499



**\$374,900**

<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

Welcome to The Portico, one of Calgary's most prestigious and well-managed buildings, where luxury meets comfort in the heart of the city. This stunning TOP FLOOR, 2-BEDROOM PLUS DEN residence seamlessly blends elegance, comfort, and versatility. Nestled in a prime location, this exquisite building is not just a place to live; it's a lifestyle choice that few can experience, as units here rarely become available. The low turnover rate fosters an atmosphere of warmth and friendliness among neighbors, creating bonds that transform mere living spaces into cherished homes. Located on a quiet street, this exquisite residence is designed for those who appreciate the finer things in life while seeking solace from the everyday hustle and bustle. One of the standout features of this remarkable property is its healthy reserve fund—an assurance of stability and maintenance that adds peace of mind to your investment. This exquisite unit boasts one of the most spectacular views in all of downtown, offering a panoramic backdrop that transforms every day into a picturesque experience. From the moment you step inside, 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. Another feature that sets this unit

apart from the rest is the flexible den, ideal as a serene home office, a relaxed TV room, or an engaging gaming space. A contemporary full bathroom, along with convenient laundry, adds practicality and comfort. Unlike many downtown residences that overlook busy roadways, this gem presents a serene view of a quiet residential street, allowing you to unwind in peace while still reveling in breathtaking vistas of the iconic skyline. Additional conveniences include a titled UG parking stall and secure storage, perfectly catering to your lifestyle needs. The impeccably managed Portico building offers secure, pet-friendly living with thoughtful amenities such as an affordable 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. Don't miss out on this rare opportunity! Schedule your private tour today.