



# 532 5 Avenue Calgary Alberta

\$299,900

Welcome to this well maintained apartment with downtown views 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! (id:6769)

Foyer 11.08 Ft x 3.67 Ft  
Living room 13.17 Ft x 9.58 Ft  
Dining room 12.58 Ft x 7.17 Ft  
Primary Bedroom 11.58 Ft x 10.25 Ft

Den 5.67 Ft x 2.75 Ft  
Laundry room 6.83 Ft x 2.75 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft  
Kitchen 12.58 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<http://www.realtyaces.ca/>



See

**Mirror**

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