



GRASSROOTS
REALTY GROUP

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205, 540 5 Avenue NE
Calgary, Alberta

MLS # A2321596



\$349,999

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Murphy bed is attached in bedroom.

Welcome to the sweet spot between Renfrew and Bridgeland — where two of Calgary's hottest inner-city neighbourhoods meet. This fully renovated apartment delivers spectacular downtown views, a 90 Walk Score, and a Bike Score of 87. If you want to walk to work, bike the Bow River pathways, and have Calgary's best restaurants and coffee shops at your doorstep — this is it. (Check out the Fireworks pictures from the balcony) Updated in 2015 with stainless steel appliances, granite countertops, and subway tile backsplash. Then freshly renovated again this year with knockdown ceilings, new laminate flooring, all new lighting fixtures, radiator covers, fresh paint throughout, and a brand new washer and dryer. This place has been well cared for and it shows. Just over 900 sq ft of bright, open living space with soaring 9 ft ceilings and oversized windows that flood every room with natural light. The balcony comes with a gas hookup for your BBQ and panoramic views you won't get tired of — perfect for unwinding after a long day. The master suite delivers with a huge walk-in closet, a private ensuite, and direct views of the downtown skyline. Add underground parking and in-suite laundry, and you've got everything a busy professional needs under one roof. Now here's where it gets good. Calgary's hippest restaurants, coffee shops, and shopping are practically at your doorstep. Walk or bike to work downtown in minutes. Hit the Bow River pathways for a morning run. Stroll through Prince's Island Park on the weekend. This is the lifestyle most people only talk about — and it's right here.