

**209, 532 5 Avenue NE**  
**Calgary, Alberta**

**MLS # A2222503**



**\$399,999**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Faces Front, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 845
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers		

**Inclusions:** N/A

Are you looking to be in a great location that offers both easy access into the core, but still retains a community feel? What about with a killer DT view and a sunny south facing balcony? With over a 1050sq feet, this home has two bedrooms, two bathrooms and a flex room that can be an office, home gym or a dining room. Large windows frame each room, and each have downtown skyline views including the Calgary Tower. Newer white oak laminate flooring provides a modern look that stretches throughout the main living area and compliment the inviting kitchen. Speaking of kitchens, this one has ample storage, granite counters including an eat up bar, stainless steel appliances and a built in pantry. The living room is generous in size, has a cozy gas fireplace, and provides access to the balcony. The primary room also has access to the balcony and easily fits a king size bed. A walk-in closet, 4-piece ensuite and access to a combo laundry/storage room. Executive style, the second bedroom and a 3 piece bathroom are on the other side of this home and whether it remains a bedroom or is used as an office, the space is bright and there is both a closet and built in storage shelving. This condo also comes with titled secured and heated parking, titled storage locker and the location is hard to beat. You are steps away from the vibrant shops and restaurants of Bridgeland and Renfrew &ndash; plus easy access to the Deerfoot and Memorial Drive. Book a private showing with your trusted agent to see this view before She Gon&rsquo;