

**523 5 Street NE**  
**Calgary, Alberta**

**MLS # A2253987**



## \$385,000

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside                  |               |                   |
| <b>Type:</b>     | Residential/Five Plus                 |               |                   |
| <b>Style:</b>    | Townhouse-Stacked                     |               |                   |
| <b>Size:</b>     | 975 sq.ft.                            | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | Private, Street Lighting, Treed       |               |                   |

|                    |                                                                                                                              |                   |           |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                      | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Hardwood, Slate                                                                                                      | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                              | <b>Condo Fee:</b> | \$ 559    |
| <b>Basement:</b>   | None                                                                                                                         | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                           | <b>Zoning:</b>    | M-CG d111 |
| <b>Foundation:</b> | Poured Concrete                                                                                                              | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |           |

**Inclusions:** Murphy bed, Wire shelving in the laundry room

Discover the charm of Bridgeland living with this stylish upper-level townhome, perfectly suited for those who want convenience, comfort, and character all in one. Nestled on a quiet street just steps from some of Calgary's best local cafés, restaurants, shops, and parks, this home puts the entire city at your doorstep. Inside, you'll find two spacious bedrooms and two bathrooms, including a bright primary retreat with a 4-piece ensuite. The second bedroom comes complete with a Murphy bed, making it the ideal flex space for guests or a home office. The open-concept design creates a naturally bright and welcoming atmosphere—whether you're enjoying a cozy night in by the gas fireplace or hosting friends on the balcony. Stylish finishes like granite counters, hardwood floors, and stainless steel appliances elevate the kitchen and living space, while in-suite laundry adds convenience. Heated underground parking and secure storage make city living stress-free. With easy access to downtown, the LRT, and the Bow River pathways, this townhome blends urban lifestyle with everyday comfort.