

206, 540 5 Avenue NE
Calgary, Alberta

MLS # A2309784



\$314,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Perched above the city, this home offers a view that feels both expansive and intimate. From the balcony, downtown Calgary unfolds in glass, steel, and prairie light — the Calgary Tower rising among blue-tinted towers and vibrant city blocks, glowing in the morning sun and shimmering softly at night. Inside, 800+ square feet of thoughtfully designed living space welcome you with two bedrooms, two full bathrooms, and a bright open-concept layout. Expansive windows draw in natural light throughout the day, creating an airy atmosphere perfect for both quiet evenings and entertaining guests. The kitchen is designed for gathering and everyday ease, featuring generous counter space, ample cabinetry, a convenient breakfast bar, and room for a dining table where meals and conversations naturally come together. The living area opens seamlessly to the balcony, complete with a gas BBQ hookup, making it easy to enjoy the stunning downtown views year-round. The primary bedroom offers a peaceful retreat, framed by hillside greenery and birdsong, with a walk-through closet leading to its private ensuite bath. A second bedroom provides flexibility for guests, a home office, or additional living space, with another full bathroom nearby. In-suite laundry and a versatile den/storage room add everyday convenience. You are just steps from the trendy restaurants, cafés, shops, and markets of Bridgeland, with easy access to the Bow River pathways, downtown, major roadways, and the LRT. Residents also enjoy proximity to the Renfrew Community Centre, offering a pool, steam room, skating rink, and gym, while the Renfrew Community Association hosts community events, trivia nights, and programs for all ages. Whether you are a first-time buyer, downsizing, investing, or simply searching for the ideal two-bedroom, two-bathroom home

near downtown, this is an opportunity not to be missed.