

305, 716 5 Street NE
Calgary, Alberta

MLS # A2315832



\$375,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	894 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

RENOVATED 2-BED, 2-BATH CORNER UNIT WITH DOWNTOWN VIEWS AND EXCEPTIONAL WALKABILITY IN RENFREW. Located in one of Calgary's most desirable inner-city communities, just minutes from downtown, this bright corner-unit condo benefits from additional windows, impressive skyline views, a functional split-bedroom layout, titled underground parking with secured storage, and excellent access to parks, pathways, transit, and everyday amenities. Whether you're a professional seeking an easy commute, a downsizer looking for low-maintenance living, or an investor focused on location, this home offers flexibility, functionality, and long-term appeal. A formal foyer with tiled flooring and a convenient front closet welcomes you inside. Beyond, the thoughtfully updated interior is finished with luxury vinyl plank flooring. Oversized windows flood the interior with natural light while showcasing unobstructed views over the community and toward Calgary's iconic downtown skyline. The renovated kitchen features refreshed cabinetry, stainless steel appliances, a tiled backsplash, and a central stone island with dual-basin sinks that serves as both a breakfast bar and a gathering space. Adjacent to the kitchen, the dining nook is positioned beside a large window, creating a bright and inviting place to enjoy everyday meals. With the bedrooms positioned on opposite sides of the unit, the layout offers excellent privacy for roommates, guests, or those working from home. The spacious primary bedroom includes a walk-through closet and direct access to a private ensuite featuring a claw-foot tub, a designer pedestal sink, and tiled flooring. The second bedroom also enjoys downtown views and is conveniently located next to the full second bathroom, which features tiled flooring and a stand-up shower. Additional highlights include a dedicated laundry room with a

stacked washer and dryer, a portable air conditioning unit, blackout and smart-controlled lighting in the primary bedroom, titled underground parking, and a titled storage locker located within the heated, secure parkade. This professionally managed, pet-friendly building (with board approval) offers a guest suite, garbage chute access on every floor, and flexible bike and tire storage options. Located in the highly sought-after community of Renfrew, residents enjoy exceptional walkability with quick access to downtown, the Bow River pathway system, and the cafés, restaurants, shops, and amenities of Bridgeland. Nearby parks, schools, the Renfrew Aquatic & Recreation Centre, and the Calgary Zoo add to the appeal, while Deerfoot Trail, Edmonton Trail, and 16 Avenue provide efficient access throughout the city.