

401, 716 5 Street NE  
 Calgary, Alberta

MLS # A2227087



**\$374,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 658
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home		

**Inclusions:** n/a

Enjoy top-floor living at The Portico! A home that reflects the life you want now. Some homes speak to where you've been. This one speaks to where you are now - and where you want to be. Welcome to The Portico, a quiet, exceptionally well-managed building in the heart of Renfrew, where most residents are long-term owners - many of whom are mature and community-minded. This top-floor, 2-bedroom + den suite isn't just about space. It's about quality, calm, and living with intention in a place where people know your name and look out for one another. Step inside and you're welcomed by a generous den, ideal as a quiet workspace, hobby room, or guest nook. From there, the home opens into a bright living area framed by oversized windows offering panoramic views of Calgary's skyline. A two-sided gas fireplace adds cozy character, and hardwood floors bring understated warmth throughout. This home is both thoughtfully designed & surprisingly flexible. Featuring an architecturally distinctive layout, with angled walls that give the space both interest and flow and offers a framed view of the Calgary skyline. It offers a simple layout that supports a full life. One well-appointed bathroom, and the bonus of a low-cost private guest suite a few floors down means visitors enjoy their own space and privacy during their stay. Also featuring a chef-ready kitchen with stainless steel appliances, plenty of cabinetry, and a raised bar for casual meals or coffee chats. Top-floor privacy and peace, with windows overlooking a quiet residential street rather than busy roads and no overhead noise. Lifestyle-centered features include titled underground parking & secure storage. In-suite laundry for ease and independence The Portico is a pet-friendly building with off-leash parks nearby. Outdoor enthusiasts will love the two public parks just

steps away. Enjoy the convenience of underground, secure visitor parking and a guest suite for stress-free hosting. Just a 30-minute scenic walk to downtown and Bow River trails. Strong reserve fund and responsible management for long-term security. This home is for someone who appreciates thoughtful design, values privacy, and enjoys knowing that their neighbours care. It's a quiet, welcoming place to live well - without compromise or clutter. If you're ready for a space that fits your life now, this could be the one.