

780-380-6207  
meghan@meghanrobinson.net

401, 716 5 Street NE  
Calgary, Alberta

MLS # A2227087



**\$374,900**

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

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Membrane
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Breakfast Bar, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 658
LLD:	-
Zoning:	MC-2
Utilities:	-

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.