

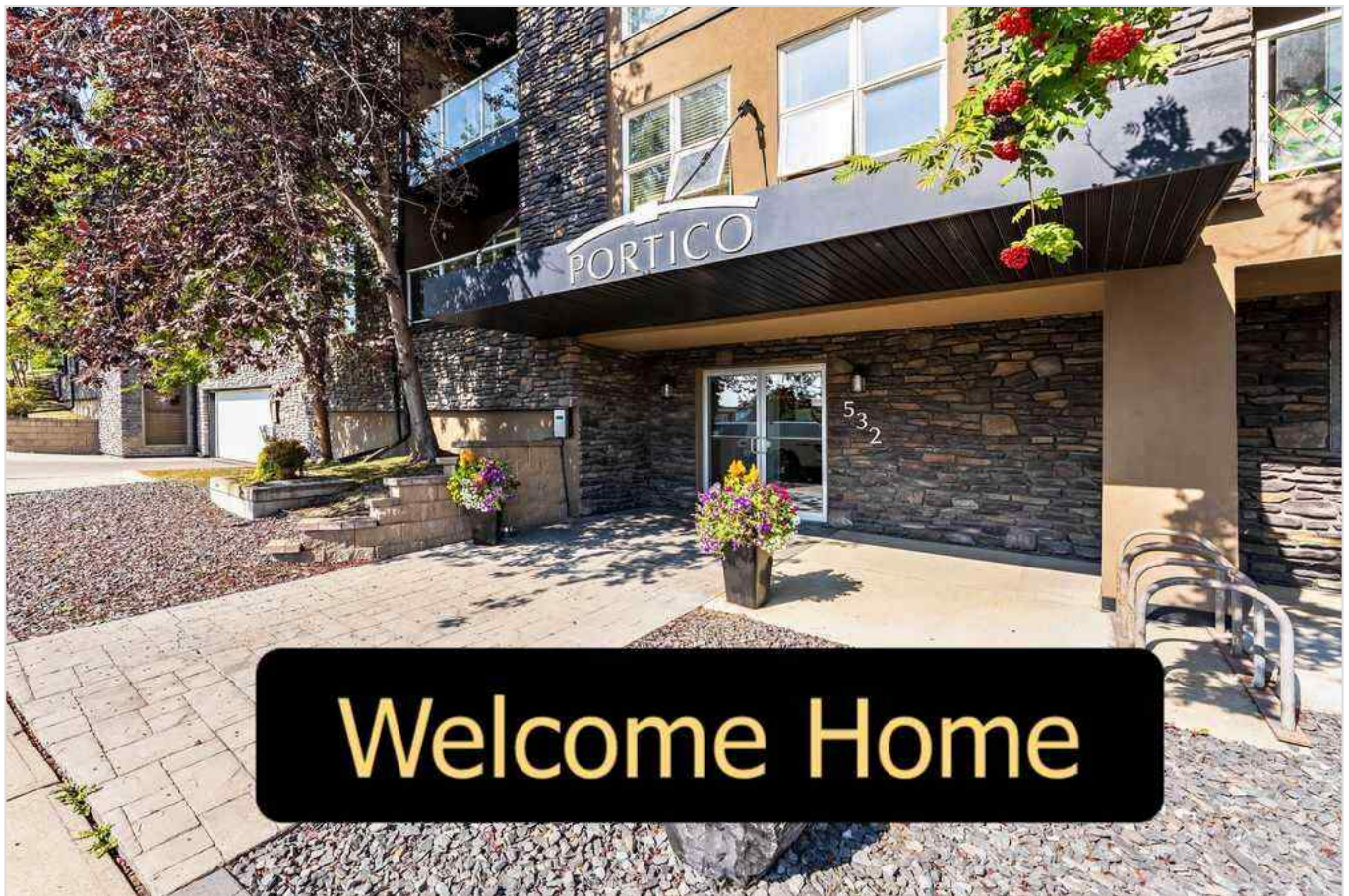


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**105, 532 5 Avenue NE, Calgary, Alberta - \$270,000**



Main Photo

## Property Description

Fall in Love with this beautiful suite in sought after LOCATION, breathtaking, panoramic views of downtown and the river valley. The Portico complex is conveniently situated just a short walk from downtown, making it easy to explore the city's vibrant nightlife and shops. But if you prefer a more peaceful atmosphere, you can also enjoy the green space and beautiful running and biking trails along the river. And don't worry about getting lost, Bridgeland C-Train Station and bus routes are all within walking distance too. Whether you're looking for a lively inner-city experience or a peaceful retreat, Portico has something for everyone. Now, let's talk about the interior. Portico is a beautifully maintained complex with an inviting foyer that leads to an open-concept layout. The kitchen is equipped with all upgraded stainless steel appliances,



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under-cabinet lighting, and plenty of cabinet space, making it perfect for entertaining. The living room offers year-round views of the city's magical lights and skies, and the corner fireplace keeps the space cozy during the winter months. Primary bedroom is so spacious with walk-in closet with plenty of space for your comfort, plus cheater ensuite, which is great for when you have company. The open-concept layout also allows for flexibility, so you can use the Den area for an office, a coffee bar, or even a formal dining room. The balcony is a great place to relax and enjoy the morning coffee while watching the sunrise. And in the evening, you can watch the sun dip below the city while unwinding with friends. Plus suite is above street level with mature trees in front, so you have Plenty of Privacy. So, what are you waiting for? Come and experience the magic of Portico for yourself! And a friendly reminder to check out the STORAGE Locker and BIKE STORAGE, super convenient and down the hall from your suite. The UNDERGROUND, HEATED, TITLED PARKING is in the southwest garage entrance. It's almost like your own personal garage, with a great location right by the front entrance and elevator. The complex has two buildings (#532 (south) and #716 (north)) and two courtyards (east and west). And the views from your suite and the east end of your quiet cul-de-sac are simply magical. You'll feel like you're on top of the world! Book your private showing now before this condo disappears!

## REALTOR Referral

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