305 532 5 Avenue NE

Calgary | Active | MLS® A2352295

$325,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2005**	**857 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Highly sought-after 2-bedroom, 2-bathroom condo offering 857 sq. ft. of thoughtfully designed living space in an unbeatable location. Situated in a well-managed building, this very well-maintained and move-in ready unit features new flooring throughout, a bright open-concept layout, in-suite laundry, and a private balcony overlooking green space. The functional floor plan offers excellent separation between the bedrooms, making it ideal for roommates, guests, or a home office setup. The spacious primary bedroom includes its own ensuite, while the second bedroom is conveniently located next to the main bathroom. Enjoy the comfort and convenience of heated titled underground parking, along with the benefits of low-maintenance condo living. Located just steps from some of Calgary's best restaurants, cafés, pubs, shopping, and nightlife, while also offering easy access to parks, pathways, transit, and downtown. Whether you're a first-time buyer, investor, or downsizer, this condo checks all the boxes. Reach out to your favourite realtor to book a showing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352295
Bedrooms	2
Bathrooms	2
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	857 sq. ft.
Condo Fee:	$680.68

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Monthly
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	4
Year built:	2005 (Age: 21)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0511047
Heating:	Baseboard, See Remarks
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	None

Fireplaces:	1
Fireplace Details:	Double Sided, Gas, Glass Doors
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Portico
Community:	Renfrew
Amenities:	Elevator(s)
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	See remarks
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'5" × 11'4" ·
Main Floor	Kitchen · 13'1" × 10'6" ·
Main Floor	Living Room · 13'1" × 12'7" ·
Main Floor	Bedroom - Primary · 13' × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby
Interior Features:	High Ceilings
Exterior Features:	Balcony
Patio And Porch Features:	None

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-532-5-avenue-ne-calgary-a2352295/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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