



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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306, 532 5 Avenue NE  
Calgary, Alberta

MLS # A2244573



\$379,900

|             |                                                                                        |            |                   |
|-------------|----------------------------------------------------------------------------------------|------------|-------------------|
| Division:   | Renfrew                                                                                | Water:     | -                 |
| Type:       | Residential/Low Rise (2-4 stories)                                                     | Sewer:     | -                 |
| Style:      | Apartment-Single Level Unit                                                            | Condo Fee: | \$ 772            |
| Size:       | 960 sq.ft.                                                                             | Age:       | 2006 (19 yrs old) |
| Beds:       | 2                                                                                      | LLD:       | -                 |
| Baths:      | 2                                                                                      | Zoning:    | M-C2              |
| Garage:     | Additional Parking, On Street, Titled, Underground                                     | Utilities: | -                 |
| Lot Size:   | -                                                                                      |            |                   |
| Lot Feat:   | -                                                                                      |            |                   |
| Heating:    | Baseboard, Natural Gas                                                                 |            |                   |
| Floors:     | Carpet, Ceramic Tile, Vinyl                                                            |            |                   |
| Roof:       | -                                                                                      |            |                   |
| Basement:   | -                                                                                      |            |                   |
| Exterior:   | Stone, Stucco, Wood Frame                                                              |            |                   |
| Foundation: | -                                                                                      |            |                   |
| Features:   | Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |            |                   |
| Inclusions: | None.                                                                                  |            |                   |

**\*\* OPEN HOUSE Sunday Sept 14, 12 noon to 2 PM \*\*** Welcome to this bright and spacious two-bedroom condo, perfectly located in the heart of Renfrew. It is one of Calgary’s most vibrant and sought-after inner-city neighborhoods. Blending comfort, convenience, and modern lifestyle, this third level corner unit stands out with its thoughtful design and amazing city views. The kitchen is well maintained, featuring ample counter space, and quality appliances. Its functional layout flows effortlessly into the open-concept dining and living areas, where large windows fill the space with an abundance of natural light. The true centerpiece of this home is the south-facing balcony with a gas outlet for your BBQ. Both bedrooms are generously sized. The home also boasts a well-appointed four-piece bathroom, in-suite laundry, and a convenient titled storage room. Additional advantages include secure titled underground parking with generous visitor underground parking. This is a pet-friendly building. Situated just steps away from trendy shops, cafés, restaurants, scenic parks, river pathways, the Calgary Zoo, Telus Spark, and the Bridgeland LRT station. This condo provides superior walkability and easy access to downtown. Whether you’re a first-time buyer, savvy investor, or downsizer seeking low-maintenance living, this Renfrew treasure checks every box. Call your favorite realtor today to book a private showing.