

401, 817 5 Street NE
Calgary, Alberta

MLS # A2208038



\$264,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Renfrew | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 673 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Membrane, Mixed, Rolled/Hot Mop | Condo Fee: | \$ 627 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows | | |

Inclusions: Primary Bedroom Cabinetry & Shelves

Welcome to Regal Stone, a beautifully upgraded condo in the heart of Renfrew—just steps from Edmonton Trail, Bridgeland, and an array of trendy eateries, shops, and parks. This top-floor, end-unit offers unobstructed views of Renfrew Park, providing privacy, stunning sunrises, and abundant natural light. Inside, hardwood floors flow through the open living space, while the upgraded kitchen features granite countertops, matching backsplashes, stainless steel appliances, and a pantry. The spacious primary suite includes a built-in wardrobe and a versatile flex area—ideal for a home office or dressing space. A generous second bedroom and a modern 4-piece bathroom complete this smartly designed layout. Plus, enjoy the convenience of full-sized in-suite laundry. Additional perks include a dedicated parking stall and secure shared bike storage. The well-managed building has undergone exterior envelope upgrades, enhancing its modern curb appeal. A recently completed reserve fund study (May 2024) provides added peace of mind. Enjoy the perfect blend of convenience and lifestyle with walking and biking paths, green spaces, public transit, and downtown just moments away. This is a terrific opportunity in one of Calgary’s most sought-after neighborhoods.