

403, 1730 5A Street SW
Calgary, Alberta

MLS # A2157405



\$649,900

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Penthouse		
Size:	1,431 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Enclosed, Garage Door Opener, Heat		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,295
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE!! SUNDAY AUG 18TH (11:00AM-1:00PM). Beautiful **MULTI-LEVEL PENTHOUSE**, in prime downtown location! Enjoy **STUNNING panoramic CITY SKYLINE VIEWS** from this **CORNER UNIT** with expansive glass windows and **YOUR PRIVATE LARGE ROOFTOP-DECK**. Situated in Cliff Bungalow, on a tree lined street, and close to all of the amazing amenities that 17th Ave has to offer. This modern unit has an incredible large floor plan with 1430 SQ FT of **LIVING SPACE!** As you enter the main floor, you'll be greeted by a generous entry way that comes with a huge, conveniently located front closet and separate **LAUNDRY ROOM** with, full-sized washer and dryer! With an open "**LOFT-LIKE**" plan and spacious rooms + 9' ceilings (that soar up to 18'), the main floor includes a master suite, 2nd bedroom, two 4-piece bathrooms + balcony. The kitchen is a beautiful and modern space, perfect to entertain; it includes a large pantry, a **BRAND NEW DISHWASHER**, water purifier system, granite countertops and plenty of cabinet space. The upper floor has a lounge/media room that opens onto **YOUR PRIVATE ROOFTOP-DECK**. Sleek contemporary finishes and renovated engineered hardwood floors throughout. **AC UNIT** included! Incredible quality construction including 10" **CONCRETE SLAB FLOOR**. 2 elevators to your **TITLED UNDERGROUND PARKING STALL** that includes visitor parking + additional security. **SECURE STORAGE LOCKER** included in the sale plus additional locker underground. Live steps away from 17th Ave, home to hundreds of unique businesses ranging from globally inspired restaurants, local clothing and accessory boutiques, vintage and consignment shops and more! You can also find a variety of different services including fitness studios, hair salons, spas and wellness services. Book your showing today!