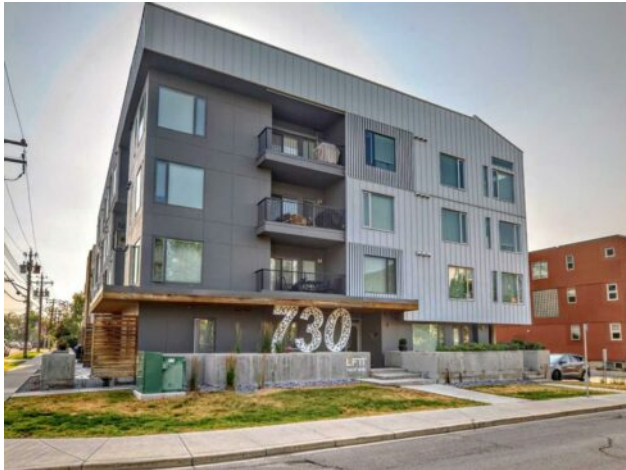


**208, 730 5 Street NE**  
**Calgary, Alberta**

**MLS # A2158116**



**\$349,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	703 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 592
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to the best area for condo living! This amazing unit is located in Renfrew, just a few steps away from the vibrant neighborhood of Bridgeland. This ONE BEDROOM & DEN with a full bath is perfect for an individual or couple working in the downtown core, which is within walking distance to save on parking or transportation fees. The building, LiFFT, is a 39-unit structure with a contemporary design and offers secured underground titled parking and an assigned storage locker in the parkade. Enjoy entertaining with an open-concept living area and ample natural light coming in from the large windows. The kitchen features an easy flow, making cooking enjoyable, and includes a long island that can serve as additional counter space for cooking as well as dining. The balcony has a gas hook-up for a BBQ. The bedroom includes a walk-through closet leading to a 3-piece ensuite. The den, off the front entrance, is ideal for guests or a work-from-home setup. There is also a large in-suite laundry/pantry with built-ins for additional storage. Access major roads via Edmonton Trail and enjoy the convenience of an active lifestyle with the abundance of green space in the area! Schedule a showing with your favorite realtor ASAP!