

**307, 1730 5a Street SW**  
**Calgary, Alberta**

**MLS # A2160149**



**\$479,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cliff Bungalow                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 1,220 sq.ft.                       | <b>Age:</b>   | 2009 (15 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Hardwood, Tile

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 1,146

**Basement:** None

**LLD:** -

**Exterior:** Brick, Concrete, Stucco

**Zoning:** M-C2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows

**Inclusions:** N/A

Elevate Your Life with Urban Sophistication! Discover city sophistication and upscale design in this CORNER UNIT in a concrete building that compliments your success. Located in vibrant Cliff Bungalow, your new 2-bedroom, 2-bathroom apartment offers easy access to Downtown, 17th Ave, 4th St, and the Beltline. Stylish and intelligent, this home caters to professionals who love open-concept living. Entertain in the sleek kitchen with stainless steel appliances, granite countertops, and a versatile center island. Enjoy hardwood floors, a electric fireplace, and modern fixtures. Relax in your private primary suite with a spacious shower. The second bedroom and 4-piece bath are perfect for guests or a home office. In-unit laundry and ample storage add convenience. Enjoy natural sunlight from your private south-facing balcony and secure your vehicle in the underground parking stall. Experience the ultimate urban lifestyle. This exclusive address allows for car-free living, with everything just a stroll away. Don't miss out—call now to make this dream home yours.