

410, 730 5 Street NE
Calgary, Alberta

MLS # A2175455



\$450,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	897 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Oversized, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 751
Basement:	None	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)		
Inclusions:	n/a		

Welcome to LiFFT — A modern boutique condo by Vericon Developments. Nestled in the quiet residential neighbourhood of Renfrew, this top-floor unit offers a perfect blend of modern living and urban convenience. Just steps from Bridgeland Park, you'll enjoy walkability of Renfrew and Bridgeland. Where you’ll find some of the city’s best restaurants, shops, and cafes. Step inside and be greeted by a welcoming foyer featuring a large storage closet and a well- appointed laundry closet with extra storage space. Leading down the hall you are greeted into the bright, functional open floor plan that is “LiFFTed” by the vaulted ceilings and skylights. Premium finishes throughout including, wide plank LVP flooring, neutral tone palette, and beautiful quartz counter tops. The sleek kitchen features stainless-steel appliances, a gas cooktop, updated subway tiled backsplash, and a large two-tiered sit-up kitchen island, perfect for casual dining or entertaining. The living area is bright and airy, with expansive south and west-facing windows that frame beautiful city views. A dedicated dining room offers ample space for hosting dinner parties. With 2 good size bedrooms, each with its own ensuite bathroom, providing privacy and convenience. A private patio perfect to take in the quiet street and enjoy the city views. Additional notes this unit features: In-suite laundry, ductless air conditioning, gas line for barbecue on the patio, secure titled underground parking (oversized stall, near the elevator), assigned storage unit on the main level. Situated just a 10-minute walk from the city centre, LiFFT offers the perfect balance of inner-city living away from the hustle and bustle of downtown. Ideal for the urban dweller seeking a convenient, modern lifestyle. Truly an incredible find!