



**GRASSROOTS**  
REALTY GROUP

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308, 5720 2 Street SW  
Calgary, Alberta

MLS # A2216816



**\$345,900**

Division:	Manchester		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas, See Remarks	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 679
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Stone Counters, Storage		
Inclusions:	N/A		

Are you an INVESTOR or a FIRST TIME HOME BUYER, TIRED OF RENTING? Or are you simply looking for an affordable home in an excellent location? Look no further. This is your great opportunity to own a lovely 2 bedroom, 2 bath corner apartment conveniently located just minutes from the C-Train or Chinook Centre, offering all the amenities you can think of. This spacious and modern main floor home features an excellent kitchen with loads of counter and cupboard space great appliances, upgraded countertops with a raised breakfast bar, an open concept, bright living and dining area adorned with gorgeous new wood floors, a comforting soothing corner gas fireplace for those winter evenings, and large windows that flood the space with natural daylight. Your new condo boasts 9' ceilings, wonderful decor, and great decor that enhances this amazing space. The master bedroom is generously sized with great closet space and offers access to the 4pc bath. Fabulous front entry way, great bedroom and front bathroom for guests and family. You will also have the convenience of in-suite laundry with a stackable washer/dryer and an extra storage locker in the parkade, along with elevator access for ease of use. Step out onto the east-facing sizeable private balcony and enjoy your morning coffee while overlooking the beautiful park with mature trees, play ground and features a natural gas hookup for your BBQ convenience. Enjoy easy access to public transportation, shops, restaurants, and if you prefer to drive, you can easily reach any part of the city from here with ease. Additionally, there is a heated and titled underground parking spot for your vehicle. The complex is also pet-friendly, with pets allowed subject to restrictions and board approval. Don't hesitate, call today, a Must to see!

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