



**GRASSROOTS**  
REALTY GROUP

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109, 1730 5A Street SW  
Calgary, Alberta

MLS # A2226952



**\$379,900**

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	638 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 604
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-

**Features:** Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage

**Inclusions:** California Shutters

THIS IS A JEWEL BOX\*\* a rare one-bedroom terraced home in one of Calgary's most coveted inner-city neighbourhoods. Nestled into a tree-lined street in Cliff Bungalow this condo combines statement style design and a gorgeous, elevated private patio in the Tweed building. Built in 2009 the brick-clad Tweed is one of a few concrete and steel low-rise condos in Calgary. Inside this boutique home you'll find A WINDOW WALL WITH BEAUTIFUL PLANTATION SHUTTERS, filling the interior with natural light while allowing maximum privacy. Recently painted white walls, new lighting, espresso LVP floors, and dark kitchen cabinetry with granite countertops anchor this classic home. A spa-like FIVE-PIECE ENSUITE with double sinks, deep soaker tub, separate shower and a walk-in closet complete the king-sized bedroom. The entertaining focused kitchen and living area enjoy an electric fireplace, guest powder room, full-sized laundry, and a unique small office—perfect for working from home. Close off your office for the day and join friends and family for cocktails and dinner on your PRIVATE 320 SQ. FT. OUTDOOR PATIO where mature trees and a raised garden bed create a sun-dappled three-season entertaining space. The patio is large enough to host a gathering of 8-12 with a BBQ hook-up and lounge seating. STUNNING OUTDOOR SPACE such as this is usually found in a detached home and doesn't exist in Calgary condos—it is one of the finest features of this condo. A GATED STREET ENTRANCE onto your terrace means you never have to walk through the building to get home, take your furry pet for a walk, or welcome visitors. \*\*ADDED CONVENIENCES\*\* are a titled underground parking stall, private enclosed storage locker, new induction stove, and five visitor parking stalls. SET ON A TREE

LINED STREET WITH A PEACEFUL ALL-SEASON VIEW, THIS CONDO HAS A WALK SCORE OF 98 and is steps to the notable coffee shops, restaurants, boutiques and recreation options in the Beltline, 17 th Avenue, and Mission districts. You're within walking distance to the Elbow River pathway, Glencoe Club, Stampede grounds, and Lindsey Park Sport Centre and a 15-minute walking commute to Calgary's downtown office towers. This condo would be at home in any major city where gracious interior living and private outdoor space is at a premium. THIS IS URBAN LIVING AT ITS FINEST AND A RARE CALGARY GEM, DO NOT WAIT TO VIEW.