

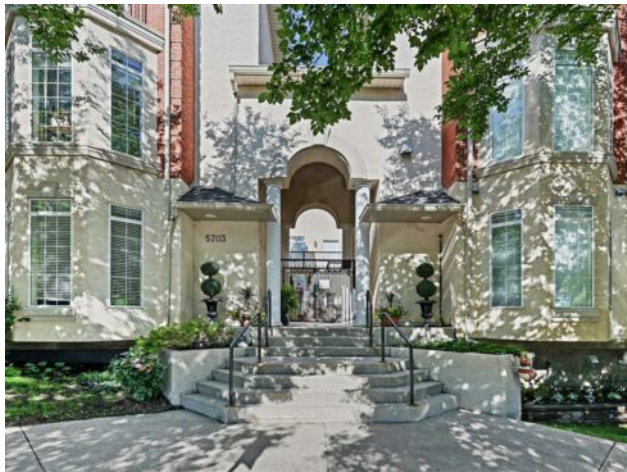


GRASSROOTS
REALTY GROUP

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204, 5703 5 Street SW
Calgary, Alberta

MLS # A2235941



\$375,000

Division:	Windsor Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,014 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, Asphalt/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Skylight(s)		

Inclusions: na

Step into elevated urban living with this one of a kind 2-bedroom, 2-bathroom corner townhouse, a rare gem in an unbeatable location. Perfectly situated just steps from Chinook Centre, the LRT, and minutes from Britannia, Mission, and downtown, this stunning two-storey residence blends sophistication, style, and everyday convenience for the modern professional. Flooded with natural light and designed with some architectural flair, this home features expansive bay windows, three private balconies - each offering its own unique experience, and a large skylight over the stairwell. The sleek open-concept layout flows effortlessly through a contemporary kitchen with wood cabinetry, stainless steel appliances, and a raised breakfast bar - ideal for morning coffees or evening cocktails. The dining area opens to its own balcony, perfect for alfresco dining, while the kitchen's walk-out makes summer BBQs a breeze. Wake up to some nice views of the Calgary Tower and the Windsor Park tree canopy from your bedroom's balcony! Enjoy the warmth of laminate flooring underfoot, a cozy gas fireplace, radiant in-floor heating, and the ease of in-suite laundry with its own laundry room off the kitchen. This secure, gated complex offers underground titled heated parking, ample visitor parking, and a strong sense of community. Whether you're entertaining friends or enjoying a quiet night in, this home offers both luxury and lifestyle in one sophisticated package. Perfect for the ambitious, design-conscious professional who values location, quality, and the comfort of a lock-and-leave lifestyle. Ready to elevate your everyday? Let's make it yours.