



GRASSROOTS
REALTY GROUP

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307, 730 5 Street NE
Calgary, Alberta

MLS # A2241948



\$349,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 644
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)		
Inclusions:	None		

This modern 1 bedroom plus flex room, 2 full bath condo in the LiFFT building is located across from a park in the established community of Renfrew. The open plan presents vinyl plank flooring & high ceilings, showcasing the kitchen that's tastefully finished with quartz counter tops, island with eating area, plenty of storage space & stainless steel appliances. A spacious living room has access to the sunny south facing balcony. The primary bedroom boasts a walk-through closet to a private 3 piece ensuite & the flex room can be used as a den, bedroom, music room, second sitting area or whatever your heart is content with! Other notable features include a second full bath for guests, in-suite laundry, one assigned underground parking stall & an assigned storage locker. The location is incredibly convenient, across from a park & close to historic Bridgeland shops, restaurants & cafes, schools, public transit & a quick commute to downtown via Edmonton Trail.