



**GRASSROOTS**  
REALTY GROUP

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**314, 5720 2 Street SW**  
**Calgary, Alberta**

**MLS # A2273045**



**\$249,900**

<b>Division:</b>	Manchester		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to this spacious and modern 1 bedroom + den, 1 bathroom corner unit located in the highly accessible community of Manchester. Combining exceptional convenience with contemporary comfort, this well-designed apartment is perfect for professionals, first-time buyers, or investors looking for a low-maintenance home in a central location. Step inside to an open and airy floor plan highlighted by large windows that fill the space with natural light. The living and dining areas offer plenty of room to relax or entertain, and the functional layout provides an easy flow throughout the home. The sleek kitchen features ample cabinetry, quality appliances, and generous counter space—ideal for cooking and hosting. The spacious bedroom offers a quiet retreat with excellent closet spaces, while the separate den provides the perfect spot for a home office, reading nook, or guest area. The full bathroom is nicely situated adjacent to the bedroom and even has a cheater door! Enjoy the luxury of secure underground parking, along with the comfort of being in a clean, well-maintained building. Boasting an extra large balcony that faces greenspace and nestled in one of the best locations in the building, this unit is the complete package. Located just minutes from Macleod Trail, Chinook Centre, C-Train access, restaurants, fitness facilities, and major commuter routes, this location is truly unbeatable. Whether you're looking for a stylish place to call home or a smart investment opportunity, this bright corner unit in Manchester checks all the boxes.