



GRASSROOTS
REALTY GROUP

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207, 5720 2 Street SW
Calgary, Alberta

MLS # A2280062

\$320,000



Division:	Manchester		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Guest, Heated Garage, Off Street, Owned, Parkade, Stall, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Three Wall Mounted AC Units

RARE Spacious 2 bedroom, 2 bathroom + Den layout *** ENSUITE bathroom and WALK-IN closet in primary bedroom *** Newer Dishwasher, Stove, and Microwave Hood Fan (Approximately 3 Years Old) *** BRIGHT corner unit with natural light *** HIGH CEILINGS *** Gas fireplace *** Central A/C *** GRANITE countertops *** In-suite laundry *** Balcony with gas BBQ hookup *** HEATED UNDERGROUND PARKING and SEPARATE STORAGE Locker, Both Forming Part of the Condo Unit Title. *** Low Condo Fees - \$582/month *** All UTILITIES INCLUDED Except Electricity *** Well-managed and well maintained complex *** Steps to CHINOOK LRT station *** Quick Access to Downtown *** Easy Access to Macleod Trail, Glenmore Trail, and Deerfoot Trail *** Walking distance to Chinook mall *** Nearby parks and green spaces *** Walking and biking paths *** Close to SCHOOLS and DAYCARES *** Excellent walkability and transit access *** Strong long-term rental appeal