



**408, 1730 5A Street SW
Calgary, Alberta**

MLS # A2289306



\$599,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,407 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	In Garage Electric Vehicle Charging Station(s), Oversized, Parkade, Stall, Title		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,330
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: ceiling fan in living room,

Fantastic 2 bedroom 2 full bath Penthouse at "Tweed" with double-height ceilings and ROOF DECK. 10 reasons to LOVE this exciting suite: 1) Newer white-oak hardwood flooring; upgraded from the original dark laminate and adds to the brightness and sophistication 2) Open plan with huge windows; great light quality 3) The best parking stall in the building; over 12' wide and right beside the elevator 4) the parking stall has been electrified for an EV charger 5) two storage units...one on the 4th floor close to the unit and one on the main floor; perfect for sports equipment, tires etc. 6) 125+ sq ft ROOF DECK with sunny west exposure, views of the Mount Royal hill and newer wood decking 7) new electronic door lock (can be unlocked from your phone) 8) air conditioning added 9) 2 large bedrooms that will easily hold king-size beds 10) custom professional window shades with valances; when it's time for privacy. Tweed enjoys a fantastic location on a tree-lined Street, just off 17th Avenue with endless amenities and a couple of the blocks to the 4th street village. Tweed is a red brick and solid concrete building; no PTC.