



**406, 1730 5A Street SW  
Calgary, Alberta**

**MLS # A2290043**



**\$370,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	745 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 713
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Stunning One Bedroom Condo at TWEED! This boutique executive residence building is a concrete and steel constructed complex on a quaint tree-lined street in Cliff Bungalow, boasting a brick/stucco exterior, two elevators and professionally designed common areas. The open concept interior of this unit impresses with stainless steel appliances, stylish granite countertops, a tiled backsplash and contemporary flat panel cabinetry. The bedroom is a serene space with large windows and a 5-piece ensuite. Additional elements include air conditioning, vinyl plank flooring, a 2-piece bathroom, a modern fireplace, in-suite laundry, and a beautiful window wall in the living room, a large balcony with a BBQ gas line. An incredibly convenient storage locker is included, separate from the suite on the 4th floor, an underground parking stall, a large balcony with a BBQ gas line. Cliff Bungalow is tucked between Mission and Lower Mount Royal; a mature neighbourhood, close to many desirable shops, trendy eateries, urban parks and a quick walk into Downtown. Book an appointment to view.