



**207, 5720 2 Street SW
Calgary, Alberta**

MLS # A2295531



\$310,000

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, Underground		
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: None

Rare, spacious 2 BEDROOM, 2 BATHROOM + DEN CORNER UNIT with HIGH CEILINGS and a functional, well-designed layout. The primary bedroom features a private ENSUITE and WALK-IN CLOSET. Bright living area with a cozy gas fireplace, granite countertops, and access to a balcony with gas BBQ hookup. The home also includes central A/C, in-suite laundry, and newer dishwasher, stove, and microwave hood fan (approx. 3 years old). Includes HEATED UNDERGROUND PARKING and a SEPARATE STORAGE LOCKER. Enjoy low condo fees of \$582/month with ALL UTILITIES INCLUDED EXCEPT ELECTRICITY in a well-managed and well-maintained complex. Prime location just STEPS TO CHINOOK LRT, walking distance to Chinook Mall, with quick access to downtown and major routes including Macleod Trail, Glenmore Trail, and Deerfoot Trail. Surrounded by parks, pathways, schools, and daycares, offering excellent walkability, transit access, and strong long-term rental appeal.