



**307, 1730 5a Street SW
Calgary, Alberta**

MLS # A2160149



\$459,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,220 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,146
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Elevate Your Life with Urban Sophistication! Discover city sophistication and upscale design in this CORNER UNIT in a concrete building that compliments your success. Located in vibrant Cliff Bungalow, your new 2-bedroom, 2-bathroom apartment offers easy access to Downtown, 17th Ave, 4th St, and the Beltline. Stylish and intelligent, this home caters to professionals who love open-concept living. Entertain in the sleek kitchen with stainless steel appliances, granite countertops, and a versatile center island. Enjoy hardwood floors, a electric fireplace, and modern fixtures. Relax in your private primary suite with a spacious shower. The second bedroom and 4-piece bath are perfect for guests or a home office. In-unit laundry and ample storage add convenience. Enjoy natural sunlight from your private south-facing balcony and secure your vehicle in the underground parking stall. Experience the ultimate urban lifestyle. This exclusive address allows for car-free living, with everything just a stroll away. Don't miss out—call now to make this dream home yours.