



**205, 5720 2 Street SW  
Calgary, Alberta**

**MLS # A2170125**



**\$385,000**

<b>Division:</b>	Manchester		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters		

**Inclusions:** Wall Unit Air Condition x 2, 2 bidet sets

Welcome to Unit 205 at Manchester Place, where convenience and comfort blend seamlessly in this spacious 960 sq. ft. condo. Featuring 2 bedrooms, 2 bathrooms, and a den, this home offers everything you need for modern, relaxed living. Step through the front door into a bright and open space, complete with soaring 9 ft. ceilings that create an airy, welcoming atmosphere. The well-designed kitchen is a chef's dream, boasting plenty of storage, expansive countertops, stainless steel appliances, and luxurious granite countertops—perfect for preparing meals and hosting friends. The living room is both inviting and spacious, offering the ideal setting for relaxing or entertaining. Right next to it, you'll find a cozy dining nook featuring a gas fireplace and surrounded by large windows that fill the room with natural light. Just a few steps away, the west-facing balcony is the perfect spot to enjoy your morning coffee or unwind in the evening sunshine. Retreat to the primary bedroom, a private sanctuary with a 4-piece ensuite, a huge walk-in closet, and an A/C unit to keep you cool during the summer months. On the other side of the living space, the second bedroom is generously sized and also equipped with its own A/C unit, conveniently located near a 4-piece bathroom. With over 960 sq. ft., this home provides all the space you need to live comfortably. Plus, the den adds a flexible bonus room that's perfect as a home office or creative space. Practical touches include two underground, heated parking stalls, ensuring your vehicles stay warm in winter, and a secure storage unit in the parkade for extra belongings. Situated in an unbeatable location, this building is less than 10 minutes from downtown and directly across from the famous Chinook Centre. You'll be within walking distance to MacLeod Trail's array

of restaurants, shops, and services. And if you're looking for outdoor tranquility, you'll love being just steps from the Glenmore Reservoir, parks, and playgrounds right behind the building. This incredible unit truly checks all the boxes. Don't miss your chance—book a viewing today and discover why Manchester Place is the perfect place to call home!