



**410, 730 5 Street NE**  
**Calgary, Alberta**

**MLS # A2175455**



**\$450,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Oversized, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 751
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	n/a		

Welcome to LiFFT &mdash; A modern boutique condo by Vericon Developments. Nestled in the quiet residential neighbourhood of Renfrew, this top-floor unit offers a perfect blend of modern living and urban convenience. Just steps from Bridgeland Park, you'll enjoy walkability of Renfrew and Bridgeland. Where you&rsquo;ll find some of the city&rsquo;s best restaurants, shops, and cafes. Step inside and be greeted by a welcoming foyer featuring a large storage closet and a well-appointed laundry closet with extra storage space. Leading down the hall you are greeted into the bright, functional open floor plan that is &ldquo;LiFFTed&rdquo; by the vaulted ceilings and skylights. Premium finishes throughout including, wide plank LVP flooring, neutral tone palette, and beautiful quartz counter tops. The sleek kitchen features stainless-steel appliances, a gas cooktop, updated subway tiled backsplash, and a large two-tiered sit-up kitchen island, perfect for casual dining or entertaining. The living area is bright and airy, with expansive south and west-facing windows that frame beautiful city views. A dedicated dining room offers ample space for hosting dinner parties. With 2 good size bedrooms, each with its own ensuite bathroom, providing privacy and convenience. A private patio perfect to take in the quiet street and enjoy the city views. Additional notes this unit features: In-suite laundry, ductless air conditioning, gas line for barbecue on the patio, secure titled underground parking (oversized stall, near the elevator), assigned storage unit on the main level. Situated just a 10-minute walk from the city centre, LiFFT offers the perfect balance of inner-city living away from the hustle and bustle of downtown. Ideal for the urban dweller seeking a convenient, modern lifestyle. Truly an incredible find!