



306, 730 5 Street NE
Calgary, Alberta

MLS # A2197487



\$344,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Entrance Storage Unit

PRICED TO SELL! A stylish and sophisticated SOUTH FACING, 1-bedroom boutique END unit condo by Vericon Developments, nestled on top of the hill in the heart of Renfrew! Vericon commissioned MoDA Architecture and Ce De Ce Inc. Interiors to create a stunning design that was site specific, eco-conscious that made beautiful views of the downtown skyline. The building's wood frame construction utilizes a concrete floor system with imbedded radiant in-floor heating. This gorgeous condo is a perfect blend of elegance, comfort, and convenience. The exterior shows clean lines highlighted by metal cladding and warm wood elements. The spacious, South-facing primary bedroom is a bright and inviting retreat, bathed in beautiful natural light throughout the day. With ample space for your dream setup, this serene sanctuary offers the perfect blend of comfort and style—whether you're starting your morning with sunshine streaming in or winding down in a cozy, peaceful atmosphere. The bathroom is a serene retreat, boasting quartz vanity, modern cabinetry, and elegant ceramic tile flooring that adds a touch of sophistication. Step inside and be welcomed by a spacious foyer featuring a generous storage closet and a thoughtfully designed laundry closet with ample storage space. The home is adorned with premium finishes throughout, including wide-plank LVP flooring, a soft neutral-toned palette, in floor heating, custom cabinetry, pendant lights, and gleaming quartz countertops that exude modern elegance. The open-concept kitchen is equipped with sleek stainless-steel appliances, a gas cooktop, a classic contemporary tiled backsplash, tons of cabinetry, and a spacious two-tiered sit-up kitchen island—perfect for casual meals, meal prepping, or entertaining guests with ease. The bright and inviting main living area

seamlessly connects to the south facing private balcony, offering a peaceful outdoor escape with downtown views. Additionally, the condo comes with underground titled parking, bbq line, & assigned storage, Enjoy the best of both worlds with a prime location walking distance to city center, allowing you to experience the energy of downtown while still coming home to a peaceful retreat. Whether you're exploring nearby parks, indulging in top-rated dining, or simply soaking in the lively yet relaxed ambiance, this location is ideal for the urban dweller seeking a connected, contemporary lifestyle. A truly incredible find to live here or for an investment! A MUST SEE! Call your favorite realtor for a viewing.