



**GRASSROOTS**  
REALTY GROUP

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203, 1730 5A Street SW  
Calgary, Alberta

MLS # A2203047



**\$519,000**

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,224 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,146
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to Tweed, a boutique, concrete-built residence tucked away on a tree-lined street, perfectly positioned between the vibrant 17th Avenue and the sought-after Mission neighbourhoods. Whether you're a young professional, first-time buyer, or savvy investor, this stunning, open concept, 2-bedroom, 2-bathroom, corner unit checks every box for stylish urban living with unbeatable convenience. Unit 203 boasts an airy, open-concept layout featuring updated, light wood flooring and an east-facing living room, with floor to ceiling windows allowing the space to be flooded in natural light. A gas fireplace anchors the space, creating a cozy yet modern feel. The well-appointed kitchen is designed to impress, boasting a large island clad with stone countertops, and a sleek stainless steel appliance package tied together by flat-panel wood cabinetry. Adjacent, a designated dining area offers the perfect spot for hosting friends or enjoying quiet dinners. The primary bedroom is a true retreat, featuring statement wallpaper, both a walk in and walk up closet, an ensuite with double vanities, large shower, neutral-tone tile and a linen closet for extra storage. The second bedroom is generously sized, with its own ensuite, making it ideal for guests, roommates, or this space would make a great home office. Additional perks include an ample size private patio surrounded with trees for added privacy and a gas hookup for your barbecue, in-suite laundry, window coverings, ceilings throughout most living spaces, and the peace of mind that comes with concrete construction which ensures a quiet, private atmosphere. The building itself is beautifully maintained, with updated common areas and two elevators only servicing four stories. Plus, this unit comes with a titled underground parking stall and an assigned storage locker for all your extra gear.

Location? It doesn't get better. You're a 5-minute walk from the energy of 17th Avenue, a hub for Calgary's best restaurants, cafés, boutiques, and nightlife. For those who love the outdoors, the Elbow River pathways are close by, and commuting downtown is a quick bike ride or comfortable walk away. With a well managed condo board, healthy reserve fund, and strong owner occupancy, whether you're looking to make this your first home, a stylish upgrade, or a prime investment property this condo delivers on lifestyle, location, and luxury, it is move-in ready and waiting for you!