



**GRASSROOTS**  
REALTY GROUP

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**404, 5720 2 Street SW**  
**Calgary, Alberta**

**MLS # A2211868**



**\$338,000**

<b>Division:</b>	Manchester		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Covered, Enclosed, Garage Door Opener, Guest, Heated Garage,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 589
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to Manchester Place, where this freshly painted condo offers convenience and comfort. Featuring 2 bedrooms, 2 bathrooms and in suite LAUNDRY, this home has everything you need for modern, relaxed living. Walk through the front door into a bright and open space, complete with soaring 9 ft. ceilings creating an airy, welcome atmosphere. The well-designed kitchen is a chef's dream with plenty of storage, stainless steel appliances and rich GRANITE countertops—perfect for preparing meals for the family or for hosting friends. The living room with massive windows is both inviting and spacious, offering the ideal setting to relax or entertain. Retreat to the gigantic primary bedroom, a private sanctuary with a 4-piece ENSUITE and double closets. The second bedroom is just the right size for a roommate, office or exercise space—and a hop, skip and jump from the second 3-piece bathroom. Enjoy your morning coffee or unwind in the evening sunshine on the west facing balcony. Attach your new BBQ to the gas hookup! This home provides all the space you will need to live a happy and comfy lifestyle. Extra value added with an underground heated parking stall and a secure STORAGE space in the parkade for your extra belongings. FYI: Visitor Parking is available at the back of the building and TWO PETS are ALLOWED with Board approval! Situated in an unbeatable location, this building is oh so close to downtown, LRT and one block from Chinook Centre Mall, walking distance to the Trail's restaurants, shops and services. As well, you will love the proximity to the Glenmore Reservoir, parks and there is a playground right behind the building. This well priced unit truly checks all the boxes. Better stop reading and book a viewing today. Discover why Manchester Place is the perfect place for you to call home!

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