



THE
A-TEAM

**RE/MAX
FIRST**

1730 5A Street #307, Calgary T2S 2E9

MLS®#: **A2134053**

Area: **Cliff Bungalow**

Listing Date: **05/23/24**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 20-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,220**
Low Sqft:
Ttl Sqft: **1,220**

Parkade, Titled, Underground

DOM

33

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Concrete, Stucco**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8' 8" x 8' 0"	4pc Ensuite bath	Main	8' 5" x 8' 2"
Bedroom	Main	11' 5" x 10' 6"	Dining Room	Main	18' 5" x 8' 8"
Foyer	Main	10' 8" x 6' 3"	Kitchen	Main	14' 5" x 13' 3"
Laundry	Main	6' 8" x 5' 5"	Living Room	Main	15' 5" x 12' 10"
Bedroom - Primary	Main	12' 1" x 11' 5"			

Legal/Tax/Financial

Condo Fee:
\$1,119

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0915055**

Remarks

Pub Rmks: **Elevate Your Life with Urban Sophistication! Discover city sophistication and upscale design in this CONCRETE building that compliments your success. Located in vibrant Cliff Bungalow, your new 2-bedroom, 2-bathroom apartment offers easy access to Downtown, 17th Ave, 4th St, and the Beltline. Stylish and intelligent, this home caters to professionals who love open-concept living. Entertain in the sleek kitchen with STAINLESS STEEL appliances, GRANITE countertops, and a versatile center island. Enjoy HARDWOOD floors, a gas fireplace, and modern fixtures. Relax in your private primary suite with a spacious shower. The second bedroom and 4-piece bath are perfect for guests or a home office. In-unit laundry and ample storage add convenience. Enjoy city views from your PRIVATE SW facing balcony and secure your vehicle in the underground parking stall. Experience the ultimate urban lifestyle. This exclusive address allows for car-free living, with everything just a stroll away. Don't miss out—call now to make this dream home yours.**

Inclusions: **None**
Property Listed By: **Power Properties**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









