



THE
A-TEAM

**RE/MAX
FIRST**

1730 5A Street #403, Calgary T2S 2E9

MLS® #: **A2144989**

Area: **Cliff Bungalow**

Listing Date: **06/27/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,430**

Low Sqft:

Ttl Sqft: **1,430**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Additional Parking,Concrete Driveway,Enclosed,Garage Door Opener,Heated Driveway,Heated Garage,Parkade,Paved,Secured,Titled,Underground

DOM

10

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Penthouse**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony,Other,Storage**

Construction: **Brick,Concrete**

Flooring: **Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Other,Refrigerator,Washer,Water Purifier,Window Coverings**
Int Feat: **Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`6" x 10`6"	Dining Room	Main	14`4" x 8`9"
Living Room	Main	14`7" x 13`3"	Loft	Upper	15`2" x 12`8"
Balcony	Main	11`8" x 4`5"	Laundry	Main	6`1" x 5`7"
Bedroom - Primary	Main	12`1" x 11`8"	Bedroom	Main	11`4" x 10`5"
4pc Bathroom	Main	8`9" x 4`11"	4pc Ensuite bath	Main	8`9" x 8`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,265

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

0915055

Remarks

Pub Rmks:

Gorgeous MULTI-LEVEL PENTHOUSE, in prime downtown location! Enjoy STUNNING panoramic CITY SKYLINE VIEWS from this CORNER UNIT with expansive glass windows and YOUR PRIVATE LARGE ROOFTOP-DECK. Situated in Cliff Bungalow, on a tree lined street, and close to all of the amazing amenities that 17th Ave has to offer. This modern unit has an incredible large floor plan with 1430 SQ FT of LIVING SPACE! As you enter the main floor, you'll be greeted by a generous entry way that comes with a huge, conveniently located front closet and separate LAUNDRY ROOM with, full-sized washer and dryer! With an open "LOFT-LIKE" plan and spacious rooms + 9' ceilings (that soar up to 18'), the main floor includes a master suite, 2nd bedroom, two 4-piece bathrooms + balcony. The kitchen is a beautiful and modern space, perfect to entertain; it includes a large pantry, a BRAND NEW DISHWASHER, water purifier system, granite countertops and plenty of cabinet space. The upper floor has a lounge/media room that opens onto YOUR PRIVATE ROOFTOP-DECK. Sleek contemporary finishes and renovated engineered hardwood floors throughout. AC UNIT included! Incredible quality construction including 10" CONCRETE SLAB FLOOR. 2 elevators to your TITLED UNDERGROUND PARKING STALL that includes visitor parking + additional security. SECURE STORAGE LOCKER included in the sale plus additional locker underground. Live steps away from 17th Ave, home to hundreds of unique businesses ranging from globally inspired restaurants, local clothing and accessory boutiques, vintage and consignment shops and more! You can also find a variety of different services including fitness studios, hair salons, spas and wellness services. Book your showing today!

Inclusions:

Water Purifier

Property Listed By:

CIR Realty

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







