



THE
A-TEAM

**RE/MAX
FIRST**

1730 5A Street #307, Calgary T2S 2E9

MLS®#: **A2160149** Area: **Cliff Bungalow** Listing Date: **08/23/24** List Price: **\$459,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 15-Oct** 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:

Parkade,Titled,Underground

Finished Floor Area

Abv Sqft: **1,220**
 Low Sqft:
 Ttl Sqft: **1,220**

DOM

120
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:
\$1,146

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 CORNER UNIT in a 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 electric 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 natural sunlight from your private south-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:
Property Listed By: **N/A**
Power Properties

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









