



THE
A-TEAM

**RE/MAX
FIRST**

730 5 Street #203, Calgary T2E 3W8

MLS® #: **A2178175**

Area: **Renfrew**

Listing Date: **11/08/24**

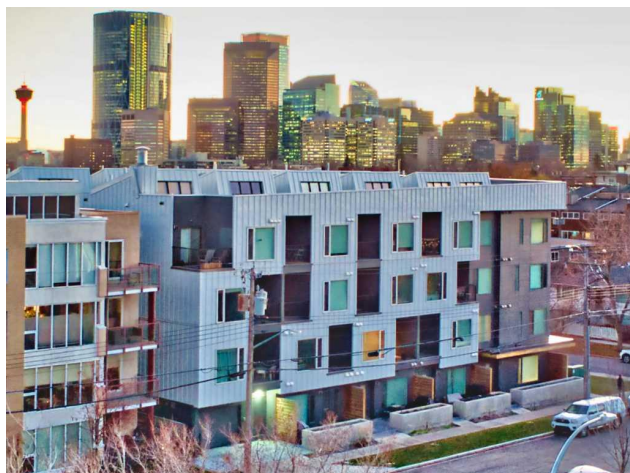
List Price: **\$348,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **636**
Low Sqft:
Ttl Sqft: **636**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

25
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Access:

Lot Feat:

Park Feat:

Insulated,Parkade,Secured,Titled,Underground

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof:
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Mixed**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:
Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`0" x 4`0"
Living Room	Main	8`8" x 11`9"
Bedroom - Primary	Main	8`11" x 10`6"
4pc Bathroom	Main	7`4" x 4`11"
Walk-In Closet	Main	5`6" x 5`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	14`6" x 11`4"
3pc Ensuite bath	Main	7`11" x 4`11"
Bedroom	Main	7`7" x 8`0"
Laundry	Main	7`7" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$549

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1612582**

Remarks

Pub Rmks: **Welcome to Your New Happy Place in Renfrew! Get ready to fall head over heels for this gem in Renfrew, Calgary! This isn't just a home; it's your ticket to a lifestyle upgrade. Nestled in a neighborhood that's practically bursting with charm, you'll be living your best life surrounded by all the goodies this area has to offer. Why You'll Love It Here: Parks & Rec: Whether you're a fan of leisurely strolls or intense runs, Renfrew's parks & paths have got you covered. Perfect for picnics, playdates, or just soaking up some sun. Foodie Heaven: Craving a burger? Boogies Burgers has you covered. Need a caffeine fix? Village Ice Cream is just a hop, skip, and a jump away. And let's not forget the legendary Peters' Drive-In for those late-night cravings. Walkability: Forget the car keys! With grocery stores, restaurants, & cozy cafes all within walking distance, you'll be saving on gas and getting those steps in. Plus, the friendly neighbors and well-kept yards make every walk a delight. Community Vibes: Renfrew is all about that sense of community. From local events to friendly waves from neighbors, you'll feel right at home in no time. Step Inside LIFFT Urban Condominiums: Welcome to LIFFT Urban Condominiums — a modern boutique condo by Vericon Developments. Nestled in the quiet residential neighborhood of Renfrew, this 2 Bedroom / 2 Full Bath second-floor unit offers a perfect blend of modern living and urban convenience. Just steps from Bridgeland Park, you'll enjoy the walkability of Renfrew and Bridgeland, where you'll find some of the city's best restaurants, shops, and cafes. Step inside and be greeted by a welcoming entrance hall featuring a large storage closet with stacked laundry and extra storage space. Leading down the hall, you're greeted by a bright, functional open floor plan elevated by high ceilings and bright colors. Premium finishes throughout include wide plank flooring, custom cabinetry, and beautiful quartz countertops. The sleek kitchen features stainless-steel appliances, a modern range with cooktop hood, and a convenient kitchen island with drawers and a quartz worktop. The living area is bright & airy, with windows providing views of Bridgeland Park and sliding door access to the large balcony. The primary bedroom boasts its own ensuite bathroom & walkthrough closet, providing privacy and convenience. A small second room might serve as another bedroom or a home office; the privacy glass provides sunlight, and fire suppression sprinklers throughout the property provide peace of mind. A private patio/balcony is perfect for taking in the quiet front street and enjoying the views of Bridgeland Park. This unit features in-suite laundry, in-floor heating, a gas line for a barbecue on the patio, secure titled underground parking, and an assigned storage unit on the parking level. Situated just a 10-minute walk from the city center, LIFFT Condominiums offers the perfect balance of inner-city living away from the hustle and bustle of downtown.**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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

