



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5720 2 Street #412, Calgary T2H 3B3**

MLS®#: **A2189098**      Area: **Manchester**      Listing Date: **01/20/25**      List Price: **\$265,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2005**

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **688**  
                     Low Sqft:  
                     Ttl Sqft: **688**

DOM

**2**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Other**  
 Park Feat: **Assigned,Stall,Underground**

Utilities and Features

Roof:      Construction: **Brick,Stucco,Wood Frame**  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:      Flooring: **Ceramic Tile,Laminate,Other**  
 Ext Feat: **Balcony,Playground**  
                     Water Source:  
                     Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Elevator,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 7`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 11`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`4" x 3`2"</b>
<b>Den</b>	<b>Main</b>	<b>9`11" x 6`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$480**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0513847**

Remarks

Pub Rmks: **Discover the joys of urban living in this immaculate 1 bedroom + den, 1 bathroom condo overlooking a park! With 688 square feet of living space and 9-foot ceilings, this top floor gem has an open concept layout. The updated stainless steel appliance package with granite counters, elevates your culinary experience in the modern kitchen - plus an eat up bar. Say goodbye to carpeted floors and enjoy low maintenance durable flooring throughout. Enjoy morning coffee on the East facing balcony overlooking the park. Gather around the gas fireplace in the bright living room, as natural light cascades through the bay windows. This thoughtful home offers the choice of office or gym in the den, brand new windows throughout and AC. This condo comes complete with assigned parking, storage, and close proximity to transit, Chinook Mall, and a short drive to downtown, making it the ultimate urban oasis. You're a quick drive to Glenmore Trail to blast out of the city for weekend excursions. Experience the perfect blend of style and convenience in this turnkey property - your new home awaits!**

Inclusions: **none**  
Property Listed By: **RE/MAX First**

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











