



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1730 5A Street #307, Calgary T2S 2E9**

MLS® #: **A2190625**

Area: **Cliff Bungalow**

Listing Date: **01/29/25**

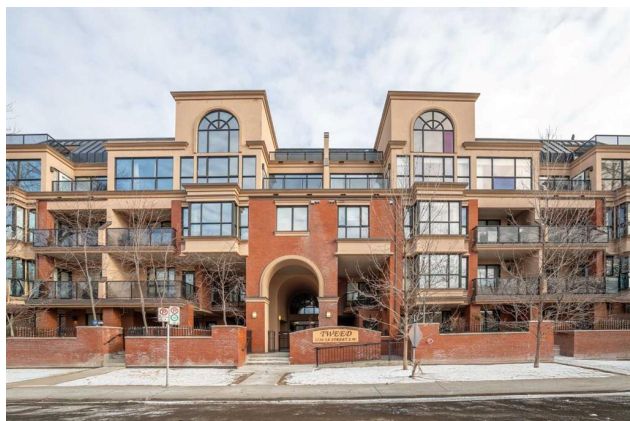
List Price: **\$449,900**

Status: **Pending**

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: **1,209**  
Low Sqft:  
Ttl Sqft: **1,209**

DOM

**3**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

**Heated Garage, Parkade, Titled**

Utilities and Features

Roof: **Flat, Membrane**

Heating: **Hot Water**

Sewer:

Ext Feat: **Balcony, Storage**

Construction:

**Brick, Concrete, Stucco**

Flooring:

**Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Int Feat:

**Granite Counters, Kitchen Island, Open Floorplan, See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 15`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 18`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 14`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`5" x 6`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 12`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`2" x 8`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 11`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 8`8"</b>

Legal/Tax/Financial

Condo Fee:

**\$1,146**

Title:

**Fee Simple**

Zoning:

**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0915055**

Remarks

Pub Rmks: **Experience the pinnacle of urban living in this stunning corner unit located in the heart of Cliff Bungalow! This vibrant neighborhood offers unparalleled access to Downtown, 17th Ave, 4th St, and the Beltline, putting all the excitement of city life right at your doorstep. Located in a quiet, concrete building, this freshly painted, 2-bedroom, 2-bathroom apartment exudes modern elegance - with hardwood and tile flooring there is no carpet to be found! Inside you'll find a sleek kitchen featuring stainless steel appliances, granite countertops, and a versatile center island, perfect for cooking and entertaining. The open-concept design is enhanced by an electric fireplace, and contemporary fixtures, creating a warm and inviting atmosphere. The private primary suite includes dual sinks and spacious shower for a spa-like retreat, while the second bedroom and 4-piece bath provide versatility for guests or a home office. Natural sunlight pours in through the balcony, offering a serene space to relax and unwind. Additional conveniences include in-unit laundry room, ample storage, and a secure underground parking stall with additional storage locker. Designed for those seeking a car-free lifestyle, this exclusive address is within walking distance of everything you need, from shops and restaurants to parks and entertainment. Don't miss the opportunity to call this exceptional home yours—call now to make it a reality!**

Inclusions: n/a  
Property Listed By: **CIR Realty**

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





