

**214, 5720 2 Street SW**  
**Calgary, Alberta**

**MLS # A2346692**



**\$234,000**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Manchester                                                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                              |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                     |               |                   |
| <b>Size:</b>     | 710 sq.ft.                                                      | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 1                                                               | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                               |               |                   |
| <b>Lot Feat:</b> | -                                                               |               |                   |

|                    |                                |                   |                 |
|--------------------|--------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 511          |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame      | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar                  |                   |                 |
| <b>Inclusions:</b> | Portable AC                    |                   |                 |

An attractive corner-unit apartment within walking distance of the C-Train, bus stops, Chinook Mall. The unit features a large bedroom with Walk In Closet and a window facing the greenspace and playground, a den that could be used as a small office, and a 4-piece full bath with doors accessible from both outside and the bedroom. It also has a spacious living room with a gas fireplace and large windows that bring in lots of sunlight. A door from the living room opens to a covered balcony overlooking the greenspace, offering a neat and cozy outdoor space. The full kitchen has granite countertops and a raised breakfast bar, with the enclosed stacked washer and dryer beside it. The unit also comes with an easy-access titled parking spot that is heated and underground, plus a storage unit. 9' ceiling! Well-kept property! Convenient location!