

203, 1730 5A Street SW
Calgary, Alberta

MLS # A2203047



\$519,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Cliff Bungalow | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,224 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Baseboard, Fireplace(s), Hot Water | Water: | - |
| Floors: | Carpet, Tile, Wood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,146 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Welcome to Tweed, a boutique, concrete-built residence tucked away on a tree-lined street, perfectly positioned between the vibrant 17th Avenue and the sought-after Mission neighbourhoods. Whether you're a young professional, first-time buyer, or savvy investor, this stunning, open concept, 2-bedroom, 2-bathroom, corner unit checks every box for stylish urban living with unbeatable convenience. Unit 203 boasts an airy, open-concept layout featuring updated, light wood flooring and an east-facing living room, with floor to ceiling windows allowing the space to be flooded in natural light. A gas fireplace anchors the space, creating a cozy yet modern feel. The well-appointed kitchen is designed to impress, boasting a large island clad with stone countertops, and a sleek stainless steel appliance package tied together by flat-panel wood cabinetry. Adjacent, a designated dining area offers the perfect spot for hosting friends or enjoying quiet dinners. The primary bedroom is a true retreat, featuring statement wallpaper, both a walk in and walk up closet, an ensuite with double vanities, large shower, neutral-tone tile and a linen closet for extra storage. The second bedroom is generously sized, with its own ensuite, making it ideal for guests, roommates, or this space would make a great home office. Additional perks include an ample size private patio surrounded with trees for added privacy and a gas hookup for your barbecue, in-suite laundry, window coverings, ceilings throughout most living spaces, and the peace of mind that comes with concrete construction which ensures a quiet, private atmosphere. The building itself is beautifully maintained, with updated common areas and two elevators only servicing four stories. Plus, this unit comes with a titled underground parking stall and an assigned storage locker for all your extra gear.

Location? It doesn't get better. You're a 5-minute walk from the energy of 17th Avenue, a hub for Calgary's best restaurants, cafés, boutiques, and nightlife. For those who love the outdoors, the Elbow River pathways are close by, and commuting downtown is a quick bike ride or comfortable walk away. With a well managed condo board, healthy reserve fund, and strong owner occupancy, whether you're looking to make this your first home, a stylish upgrade, or a prime investment property this condo delivers on lifestyle, location, and luxury, it is move-in ready and waiting for you!