

# \$519,000 - 203, 1730 5a Street Sw, Calgary

MLS® #A2203047

**\$519,000**

2 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

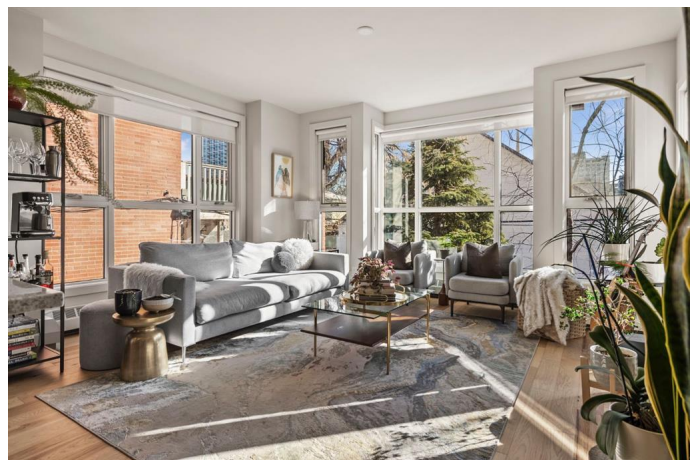
Cliff Bungalow, Calgary, Alberta

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, 8â€™ 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, caf s, 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!

Built in 2009

**Essential Information**

MLS� #	A2203047
Price	\$519,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,224
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	203, 1730 5a Street Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2E9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking
Parking Spaces	1
Parking	Parkade, Titled

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Stucco

### Additional Information

Date Listed	April 9th, 2025
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Days on Market	110
Zoning	M-C2

## **Listing Details**

Listing Office	Sotheby's International Realty Canada
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