

# \$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 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 115  |
| Zoning         | M-C2 |

## **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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