

# \$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

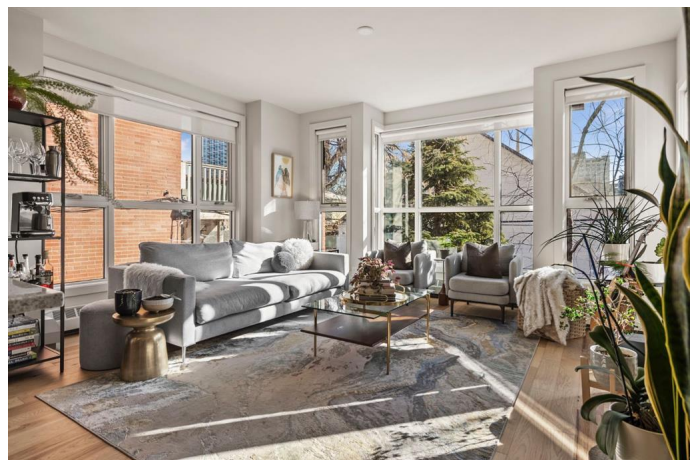
Cliff Bungalow, Calgary, Alberta

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, 8' 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.

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, Stone Counters, Walk-In Closet(s), Recessed Lighting |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator   |
| 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 | 12              |
| Zoning         | M-C2            |

## Listing Details

Listing Office            Sotheby's International Realty Canada

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