



**5703 5 Street SW
Calgary, Alberta**

MLS # A2308663



\$375,000

Division:	Windsor Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,038 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 685
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: Window coverings

Welcome to this spacious 2-bedroom, 2 full bathroom stacked townhouse-style home, perfectly designed for comfort and convenience—all offered at an amazing price in a prime location! Featuring a unique two-level layout, this property is ideal for roommates, first-time buyers, or investors—offering excellent separation with bedrooms upstairs and living spaces on the main floor. Enjoy the benefits of townhouse living with your own private entrance, no neighbours above you, and a bright, functional layout—all within a well-maintained complex featuring a beautiful central courtyard. Even better, you can enjoy a low-maintenance lifestyle without the responsibility of a furnace or hot water tank, as heat and water are included in the condo fees. The main level offers a generous living room with a cozy fireplace and large mantel, a spacious dining area, and a bright kitchen with west-facing windows that fill the space with natural light. Step outside to your private west-facing balcony—perfect for BBQs and evening relaxation. The home also features luxury vinyl plank flooring, fresh paint, updated blinds, and a modern faucet. Convenience continues with a large pantry/storage area and a main floor laundry room. Upstairs, natural light pours through the staircase window, leading to two large bedrooms with high ceilings. The primary bedroom includes a full ensuite and multiple closets, while the second bedroom features a large walk-in closet. This secure complex offers gated access, heated underground parking, and visitor stalls. Pets are allowed (with restrictions, excluding dangerous dog breeds). Located in an unbeatable central location, you’re within walking distance to Chinook Mall, the LRT, parks, and schools, with quick access to major routes and only 10 minutes to downtown. An excellent opportunity

to own a spacious, low-maintenance home at an incredible value in one of the city's most convenient locations!