



402, 1730 5A Street SW  
Calgary, Alberta

MLS # A2309218

**\$595,000**



<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Rear Drive, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Views		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

This one of a kind, top floor, two storey, west facing corner unit offers over 1,400 sq ft of a thoughtfully designed layout. Located in Cliff Bungalow, one of Calgary's most historic and sought after communities, this former show suite presents exceptional value and a rare combination of size, privacy and views. The unit features an impressive open concept layout highlighted by the expansive windows, espresso hardwood flooring throughout and a dramatic 20 foot ceiling in the dining area. At the heart of the unit is a central gourmet kitchen complete with custom solid wood cabinetry, stainless steel appliances, and a large island with eat up bar, ideal for both everyday living and entertaining. The living room is filled with natural light from the expansive floor to ceiling corner windows and features a fireplace along with direct access to a private balcony. The primary retreat is generously sized and offers double closets, dual sinks, and linen storage. The second bedroom enjoys partial downtown views, double closets, and direct access to a full bathroom, making it a secondary primary suite. Upstairs, the open to below loft provides flexible space for a family room, gym, or home office, and includes direct access to a large, west facing top floor balcony. During the summer months, the outdoor space is often described as a treetop oasis. With its outlook over Western Canada High School, the unit benefits from unobstructed views and exceptional privacy—a rare find in the downtown core. Additional highlights include laundry room with storage, assigned storage locker uniquely located on the same floor, air conditioning, one secure underground parking stall with an additional storage cage. The well maintained small community feel building offers two elevators and a heated parkade, further enhancing everyday comfort and convenience. Request a viewing of one

of the best valued units on the market today!