

**203, 1730 5A Street SW**  
**Calgary, Alberta**

**MLS # A2248299**



**\$519,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cliff Bungalow                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,224 sq.ft.                       | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                    |                   |          |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Fireplace(s), Hot Water                                                                                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Tile, Wood                                                                                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                                                                  | <b>Condo Fee:</b> | \$ 1,177 |
| <b>Basement:</b>   | -                                                                                                                  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                                                            | <b>Zoning:</b>    | M-C2     |
| <b>Foundation:</b> | -                                                                                                                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s) |                   |          |

**Inclusions:** TV wall mount bracket in living room

Welcome to unit #203 in the stylish Tweed building. This concrete-built low rise residence is tucked away on a quiet street between Calgary's buzzing 17th Avenue and the coveted Mission neighbourhoods. Here, you are steps from the city's best dining, caf  s, boutiques, and nightlife, yet surrounded by the charm of mature trees and a neighbourly atmosphere. This second floor corner unit invites you in with an airy, open-concept design bathed in morning light from floor-to-ceiling east-facing windows. Recently updated, light wood flooring, tall ceilings, and a sleek gas fireplace create a welcoming, yet modern tone. The kitchen blends beauty and function with a large stone-topped island, stainless steel appliances, and flat-panel wood cabinetry, while the dining space sets the stage for everything from lively dinner parties to quiet meals at home. The primary suite is a personal retreat with statement wallpaper, both a walk-in and walk-up closet, and a spacious ensuite featuring double vanities, a large shower, and linen storage. The second bedroom has its own ensuite, ideal for guests, roommates, or a dedicated home office. Step outside to your private, tree-shielded patio with a gas hookup for barbecue, perfect for unwinding after the day. Additional perks include in-suite laundry, window coverings, a titled underground parking stall, and an assigned storage locker. Concrete construction ensures quiet, private living, while the building's intimate scale&mdash;two elevators serving only four storeys&mdash;adds to its boutique appeal. With a well-managed condo board, healthy reserve fund, and strong owner occupancy, this move-in-ready home delivers on style, location, and lifestyle. Whether it's your first home, a sophisticated upgrade, or an investment in one of Calgary's most walkable communities, unit 203 in the Tweed offers the

perfect blend of city energy and retreat-like comfort.