



## 1730 5A Street Calgary Alberta

\$409,000

PRICE ADJUSTED\*\*THIS IS A JEWEL BOX\*\* a rare one-bedroom terraced home in one of Calgary's most coveted inner-city neighbourhoods. Nestled into a tree-lined street in Cliff Bungalow this condo combines statement style design and a gorgeous, elevated private patio in the Tweed building. Built in 2009 the brick-clad Tweed is one of a few concrete and steel low-rise condos in Calgary. Inside this boutique home you'll find A WINDOW WALL WITH BEAUTIFUL PLANTATION SHUTTERS, filling the interior with natural light while allowing maximum privacy. Recently painted white walls, new lighting, espresso LVP floors, and dark kitchen cabinetry with granite countertops anchor this classic home. A spa-like FIVE-PIECE ENSUITE with double sinks, deep soaker tub, separate shower and a walk-in closet complete the king-sized bedroom. The entertaining focused kitchen and living area enjoy an electric fireplace, guest powder room, full-sized laundry, and a unique small office--perfect for working from home. Close off your office for the day and join friends and family for cocktails and dinner on your PRIVATE 320 SQ. FT. OUTDOOR PATIO where mature trees and a raised garden bed create a sun-dappled three-season entertaining space. The patio is large enough to host a gathering of 8-12 with a BBQ hook-up and lounge seating. STUNNING OUTDOOR SPACE such as this is usually found in a detached home and doesn't exist in Calgary condos--it is one the finest features of this condo. A GATED STREET ENTRANCE onto your terrace means you never have to walk through the building to get home, take your furry pet for a walk, or welcome visitors. \*\*ADDED CONVENIENCES\*\* are a titled underground parking stall, storage locker, new induction stove, and five visitor parking stalls. SET ON A TREE LINED STREET WITH A PEACEFUL ALL-SEASON VIEW, THIS CONDO HAS A WALK SCORE OF 98 and is steps to the notable coffee shop...

Dining room 11.00 Ft x 5.17 Ft

Living room 11.00 Ft x 9.67 Ft

Kitchen 10.17 Ft x 14.25 Ft

Primary Bedroom 11.00 Ft x 12.17 Ft

5pc Bathroom 10.75 Ft x 10.25 Ft

2pc Bathroom 5.00 Ft x 4.75 Ft

Listing Presented By:



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