



## 718 5 Street Calgary Alberta

\$625,000

Experience the pinnacle of urban living in this recently renovated townhouse, featuring two bedrooms plus a den and 1.5 bathrooms. Boasting an array of sleek modern finishes and a thoughtful open plan layout, this 1,425 sq. ft. home includes huge 18 ft. windows overlooking the downtown skyline, a bright, professional-grade kitchen, in-floor heating and cooling, and includes two (tandem) titled, heated underground secured parking spots. Beyond a functional lower entryway space, the home flows into a luminous, open-concept living, dining and kitchen area. The modern kitchen is equipped with quartz countertops, a dark quartz accent shelf & backsplash, custom soft-close cabinets, and a suite of high-end stainless steel appliances from Bosch and Sharp. Sliding doors from the living room lead to a huge 306 sq. ft. wrap-around outdoor balcony, perfect for enjoying summer days. The office/den sits off the main area and features a floor-to-ceiling tiled glass wall that keeps the office well-lit, with a companion ensuite bathroom with ceramic tile flooring, Blanco sink, and chic Ca'Bano fixtures. The unit is wired with high-speed fibre optic internet and six in-ceiling home theatre speakers. The loft-style master bedroom serves as your private sanctuary, offering breathtaking city views with a frameless glass railing, juliet balcony and custom California closets. The generously sized second bedroom also features a built-in custom closet and modern ceiling fan. A complete 5-piece bath has ceramic tile flooring, textured walls and convenient Miele in-unit laundry round out this splendid residence. This location is ideal, with close proximity to schools, parks, playgrounds, shopping, and some of Calgary's most fashionable dining establishments. A short walk down the hill, you are in the heart of Bridgeland and just over the bridge to downtown Calgary. Whether you seek a wonderf...

Living room 12.67 Ft x 17.08 Ft

Kitchen 15.17 Ft x 9.17 Ft

Dining room 6.50 Ft x 11.33 Ft

2pc Bathroom 2.50 Ft x 7.00 Ft

Office 9.58 Ft x 10.58 Ft

Bedroom 12.58 Ft x 16.83 Ft

Bedroom 9.92 Ft x 10.08 Ft

5pc Bathroom 9.00 Ft x 7.92 Ft

Listing Presented By:



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