



# Urban Living Redefined: The Chinook Station Lifestyle

**Bright, High-Ceiling Corner Unit**  
Corner orientation, high ceilings maximize natural light

**High-End Finishes & Comfort**  
Modern kitchen with granite countertops, a cozy gas fireplace, and central A/C for year-round climate control.

**Steps to Chinook LRT Station**  
Quick access to Downtown and city via light rail

**Hub of Connectivity**  
Easy vehicle access for efficient commuting

**Spacious 2-Bedroom, 2-Bathroom Layout**

**Private Ensuite Bathroom & Walk-in Closet**

**Versatile Den/Flex Space**  
Ideal Home Office or Flexible Area

**Building & Outdoor Amenities**

**Heated Underground Parking & Storage**  
Secure heated stall, separate storage locker

**Convenient In-Suite Laundry**  
Private laundry facilities for daily convenience

**Private Balcony with Gas Hookup**  
Pre-equipped for seamless BBQ grilling



## Value & Investment Potential

**\$582/Month**  
Condo Fees

**Low Monthly Fees**  
Includes all utilities except electricity, well-managed complex



**High Rental & Resale Appeal**  
Ideal for professionals, downsizers, investors due to walkability & market appeal

NotebookLM

## 5720 2 Street Calgary Alberta

\$320,000

RARE Spacious 2 bedroom, 2 bathroom + Den layout \*\*\* ENSUITE bathroom and WALK-IN closet in primary bedroom \*\*\* Newer Dishwasher, Stove, and Microwave Hood Fan (Approximately 3 Years Old) \*\*\* BRIGHT corner unit with natural light \*\*\* HIGH CEILINGS \*\*\* Gas fireplace \*\*\* Central A/C \*\*\* GRANITE countertops \*\*\* In-suite laundry \*\*\* Balcony with gas BBQ hookup \*\*\* HEATED UNDERGROUND PARKING and SEPARATE STORAGE Locker, Both Forming Part of the Condo Unit Title. \*\*\* Low Condo Fees - \$582/month \*\*\* All UTILITIES INCLUDED Except Electricity \*\*\* Well-managed and well maintained complex \*\*\* Steps to CHINOOK LRT station \*\*\* Quick Access to Downtown \*\*\* Easy Access to Macleod Trail, Glenmore Trail, and Deerfoot Trail \*\*\* Walking distance to Chinook mall \*\*\* Nearby parks and green spaces \*\*\* Walking and biking paths \*\*\* Close to SCHOOLS and DAYCARES \*\*\* Excellent walkability and transit access \*\*\* Strong long-term rental appeal (id:6769)

Living room 13.58 Ft x 11.92 Ft

Kitchen 9.75 Ft x 8.42 Ft

Dining room 8.17 Ft x 6.58 Ft

Primary Bedroom 11.83 Ft x 11.08 Ft

Other 6.00 Ft x 4.58 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 10.75 Ft x 9.92 Ft

Den 4.92 Ft x 4.25 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Laundry room 3.00 Ft x 3.00 Ft

Other 8.92 Ft x 7.00 Ft

Listing Presented By:



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## RE/MAX Realty Professionals

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