

312, 5720 2 Street SW
Calgary, Alberta

MLS # A2201383



\$259,000

Division:	Manchester		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	689 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Rear Drive, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Vinyl Windows		

Inclusions: Free standing closet and shelving in den.

This 688sf condo is an excellent opportunity for investors and first-time homebuyers. This move-in ready unit has been recently refreshed with new windows, vinyl plank flooring, and a fresh coat of paint in 2023. The versatile den is perfect for a home office, storage, or even a small gym. The spacious bedroom easily fits a king-size bed and boasts a walk-through closet and 'cheater' door to the 4-piece bathroom. Enjoy 9' ceilings, a functional kitchen with maple cabinets, granite countertops, a raised breakfast bar, and newer (2023) appliances. The open-concept living/dining area offers east-facing views of the park and playground, complete with a corner gas fireplace and abundant natural light from the bay window. Step out to the covered balcony, ideal for relaxing or entertaining. Includes assigned storage locker and underground parking. Located on a quiet street, steps from Chinook LRT and Chinook Mall, with easy access to Glenmore and Deerfoot Trails. Quick possession available!