

**6, 714 5A Street NW**  
**Calgary, Alberta**

**MLS # A2202185**



**\$299,999**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	653 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Hardwood

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 450

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Wood Frame

**Zoning:** M-CG

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, No Animal Home, No Smoking Home, Recessed Lighting, Storage

**Inclusions:** N/A

Welcome to this beautifully renovated and meticulously maintained 2-bedroom, 1-bathroom apartment in the vibrant and sought after community of Sunnyside, where modern upgrades meet unmatched convenience. This tastefully updated & bright unit comes fully renovated and is move-in ready! It offers in-suite storage, a spacious private East-facing balcony perfect for enjoying the annual fireworks display, and an unbeatable walk score—putting everything you need right at your doorstep. The beautiful engineered Hardwood is one of many highlights of this home! With an additional generous storage locker separate from the unit, you'll never be short on space. The proximity to Downtown, the Peace Bridge, Bow River, walking paths, and trendy communities like Kensington and Bridgeland makes this location truly exceptional. Whether you prefer to walk, bike, or drive, this home offers the perfect balance, with a designated parking stall in the back and quick access to major transit routes. The self-managed condo board boasts some of the lowest fees in the area, backed by a strong reserve fund and a solid plan for future projects—offering peace of mind for years to come. Whether this is your first home, or an investment, this home is perfect for all walks of life. With close proximity to shopping, schools, and the convenience of the LRT, this home is the epitome of an urban lifestyle. Don't miss out on this fantastic opportunity!