

**309, 5720 2 Street SW**  
**Calgary, Alberta**

**MLS # A2217908**



**\$329,900**

<b>Division:</b>	Manchester		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** A/C Wall Unit

This is a great opportunity to own an excellent condo unit with two bedrooms, two full baths, and a den, which is over 1,000 sq. ft. This home boasts a huge primary bedroom with a walk-through closet and a four-piece bath, a good size second bed, a four-piece main bath, and a den which is ideal for a home office and or your extra items. The kitchen features lots of cupboard space and a functional layout for the owner's convenience. The spacious living room offers plenty of space with access to a balcony, facing a playground. This unit has a heated underground parking stall and a storage locker for extra storage space. This is a pet-friendly building; pets are allowed with restrictions and board approval. Centrally located and a block from the train station, this is the perfect location for those wanting quick access to downtown and major routes around the city, and amenities, such as Chinook Centre and many other trendy shops.