

# \$379,900 - 109, 1730 5a Street Sw, Calgary

MLS® #A2226952

**\$379,900**

1 Bedroom, 2.00 Bathroom, 638 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

THIS IS A JEWEL BOX\*\* a rare one-bedroom terraced home in one of Calgary's most coveted inner-city

neighbourhoods. Nestled into a tree-lined street in Cliff Bungalow this condo combines statement style design and a gorgeous, elevated private patio in the Tweed building. Built in 2009 the brick-clad Tweed is one of a few concrete

and steel low-rise condos in Calgary. Inside this boutique home you'll find A WINDOW WALL WITH BEAUTIFUL

PLANTATION SHUTTERS, filling the interior with natural light while allowing maximum privacy. Recently painted

white walls, new lighting, espresso LVP floors, and dark kitchen cabinetry with granite countertops anchor this classic

home. A spa-like FIVE-PIECE ENSUITE with double sinks, deep soaker tub, separate shower and a walk-in closet

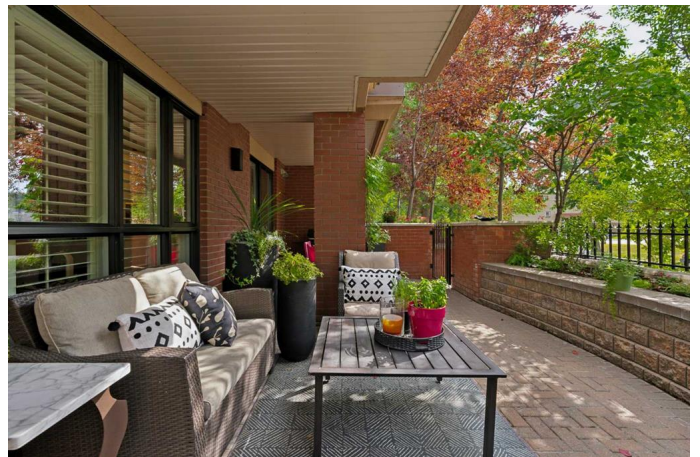
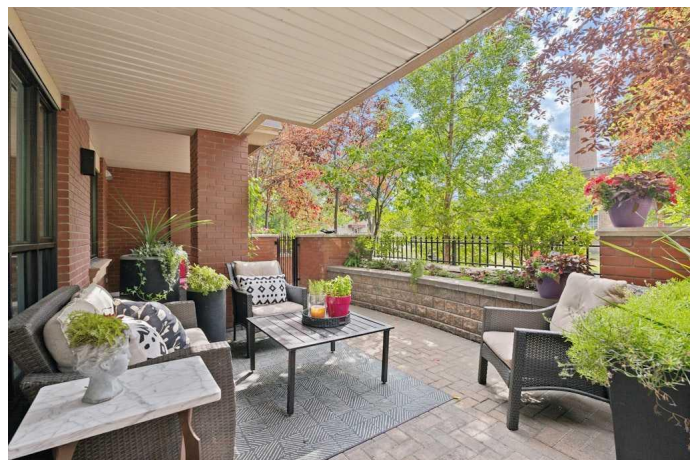
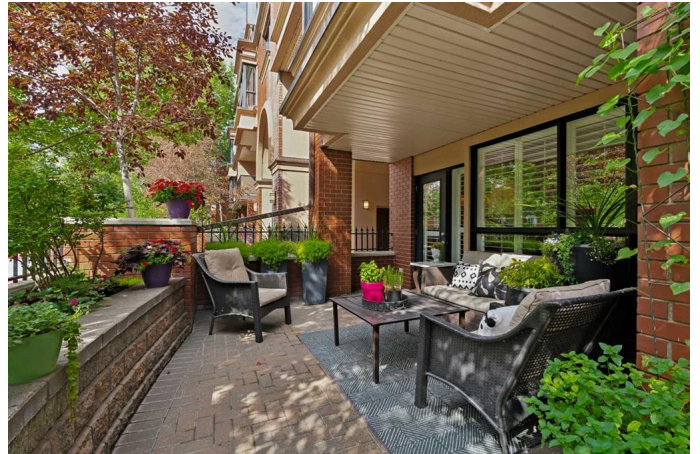
complete the king-sized bedroom. The entertaining focused kitchen and living area enjoy an electric fireplace, guest powder room, full-sized laundry, and a unique small office—perfect for working from home.

Close off your office for

the day and join friends and family for cocktails and dinner on your PRIVATE 320 SQ. FT. OUTDOOR PATIO where

mature trees and a raised garden bed create a sun-dappled three-season entertaining space. The patio is large

enough to host a gathering of 8-12 with a



BBQ hook-up and lounge seating. STUNNING OUTDOOR SPACE such as this is usually found in a detached home and doesn't exist in Calgary condos—it is one of the finest features of this condo. A GATED STREET ENTRANCE onto your terrace means you never have to walk through the building to get home, take your furry pet for a walk, or welcome visitors. \*\*ADDED CONVENIENCES\*\* are a titled underground parking stall, private enclosed storage locker, new induction stove, and five visitor parking stalls. SET ON A TREE LINED STREET WITH A PEACEFUL ALL-SEASON VIEW, THIS CONDO HAS A WALK SCORE OF 98 and is steps to the notable coffee shops, restaurants, boutiques and recreation options in the Beltline, 17th Avenue, and Mission districts. You're within walking distance to the Elbow River pathway, Glencoe Club, Stampede grounds, and Lindsey Park Sport Centre and a 15-minute walking commute to Calgary's downtown office towers. This condo would be at home in any major city where gracious interior living and private outdoor space is at a premium. THIS IS URBAN LIVING AT ITS FINEST AND A RARE CALGARY GEM, DO NOT WAIT TO VIEW.

Built in 2009

### Essential Information

MLS® #	A2226952
Price	\$379,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	638

Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 1730 5a Street Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2E9

### Amenities

Amenities	Bicycle Storage, Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Off Street, Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4
Basement	None

### Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard, Storage
Lot Description	Back Lane
Roof	Tar/Gravel

Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	44
Zoning	M-C2

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.