

# \$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

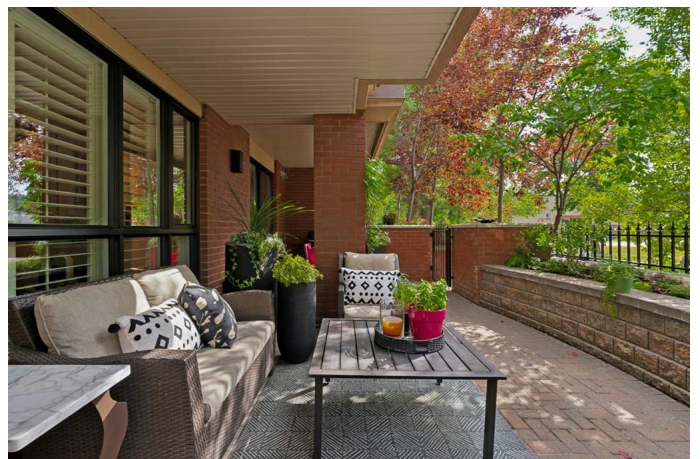
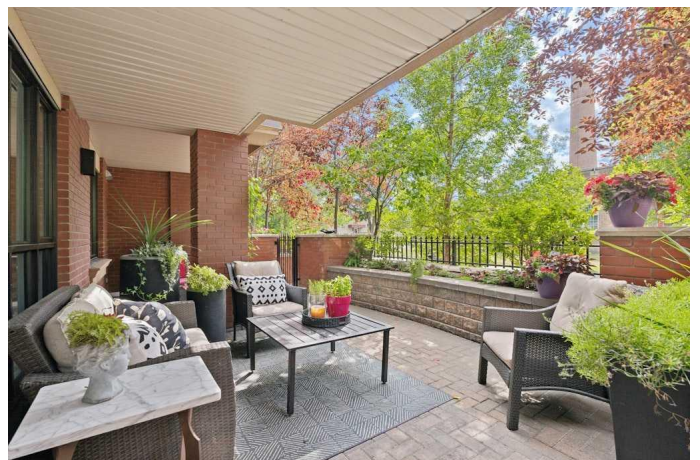
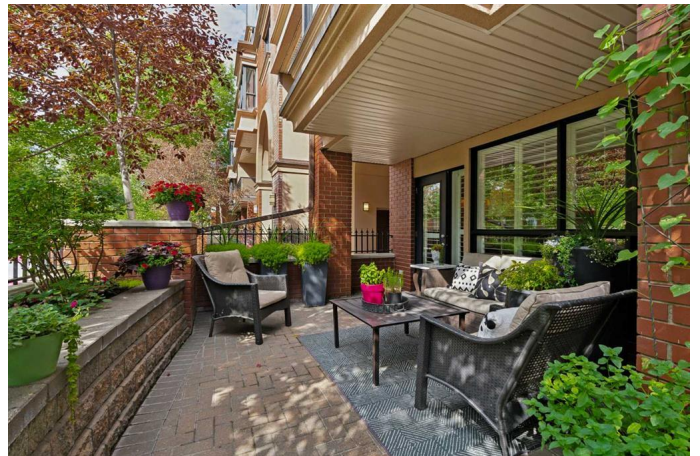
complete the king-sized bedroom. The entertaining focused kitchen and living area enjoy an electric fireplace, guest powder room, full-sized laundry, and a unique small office—perfect for working from home.

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 | 50             |
| Zoning         | M-C2           |

**Listing Details**

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

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