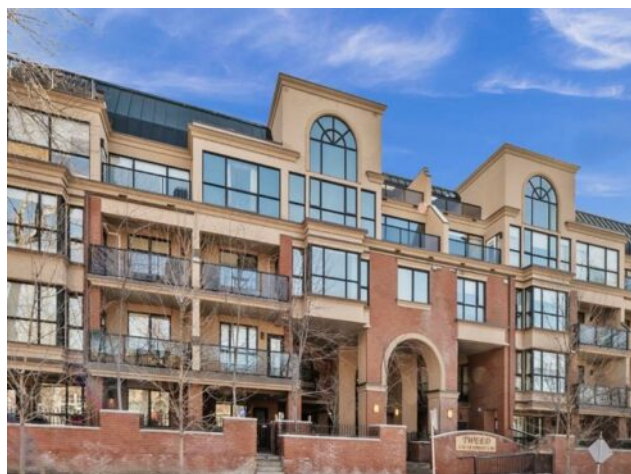


203, 1730 5A Street SW
Calgary, Alberta

MLS # A2248299



\$495,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,224 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,177
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

Inclusions: TV wall mount bracket in living room

Welcome to unit #203 in the stylish Tweed building. This concrete-built low rise residence is tucked away on a quiet street between Calgary's buzzing 17th Avenue and the coveted Mission neighbourhoods. Here, you are steps from the city's best dining, caf  s, boutiques, and nightlife, yet surrounded by the charm of mature trees and a neighbourly atmosphere. This second floor corner unit invites you in with an airy, open-concept design bathed in morning light from floor-to-ceiling east-facing windows. Recently updated, light wood flooring, tall ceilings, and a sleek gas fireplace create a welcoming, yet modern tone. The kitchen blends beauty and function with a large stone-topped island, stainless steel appliances, and flat-panel wood cabinetry, while the dining space sets the stage for everything from lively dinner parties to quiet meals at home. The primary suite is a personal retreat with statement wallpaper, both a walk-in and walk-up closet, and a spacious ensuite featuring double vanities, a large shower, and linen storage. The second bedroom has its own ensuite, ideal for guests, roommates, or a dedicated home office. Step outside to your private, tree-shielded patio with a gas hookup for barbecue, perfect for unwinding after the day. Additional perks include in-suite laundry, window coverings, a titled underground parking stall, and an assigned storage locker. Concrete construction ensures quiet, private living, while the building's intimate scale—two elevators serving only four storeys—adds to its boutique appeal. With a well-managed condo board, healthy reserve fund, and strong owner occupancy, this move-in-ready home delivers on style, location, and lifestyle. Whether it's your first home, a sophisticated upgrade, or an investment in one of Calgary's most walkable communities, unit 203 in the Tweed offers the

perfect blend of city energy and retreat-like comfort.