

# \$345,900 - 308, 5720 2 Street Sw, Calgary

MLS® #A2216816

**\$345,900**

2 Bedroom, 2.00 Bathroom, 851 sqft

Residential on 0.00 Acres

Manchester, Calgary, Alberta

Are you an INVESTOR or a FIRST TIME HOME BUYER, TIRED OF RENTING? Or are you simply looking for an affordable home in an excellent location? Look no further. This is your great opportunity to own a lovely 2 bedroom, 2 bath corner apartment conveniently located just minutes from the C-Train or Chinook Centre, offering all the amenities you can think of. This spacious and modern third floor home features an excellent kitchen with loads of counter and cupboard space great appliances, upgraded countertops with a raised breakfast bar, an open concept, bright living and dining area adorned with gorgeous new wood floors, a comforting soothing corner gas fireplace for those winter evenings, and large windows that flood the space with natural daylight. Your new condo boasts 9' ceilings, wonderful decor, and great decor that enhances this amazing space. The master bedroom is generously sized with great closet space and offers access to the 4pc bath. Fabulous front entry way, great bedroom and front bathroom for guests and family. You will also have the convenience of in-suite laundry with a stackable washer/dryer and an extra storage locker in the parkade, along with elevator access for ease of use. Step out onto the east-facing sizeable private balcony and enjoy your morning coffee while overlooking the beautiful park with mature trees, play ground and features a natural gas hookup for your BBQ convenience. Enjoy easy access to public transportation, shops,



restaurants, and if you prefer to drive, you can easily reach any part of the city from here with ease. Additionally, there is a heated parking spot for your vehicle. The complex is also pet-friendly, with pets allowed subject to restrictions and board approval. Donâ€™t hesitate, call today, a Must to see!

Built in 2005

**Essential Information**

MLS® #	A2216816
Price	\$345,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	851
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	308, 5720 2 Street Sw
Subdivision	Manchester
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 3B3

**Amenities**

Amenities	Bicycle Storage, Park, Parking, Playground, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

**Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Garden, Lighting, Playground
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	54
Zoning	DC

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.