

**401, 1730 5A Street SW  
Calgary, Alberta**

**MLS # A2228478**



**\$689,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Secured, Side By Side, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Treed, Views		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 1,341
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV and wall mount in second bedroom, custom window blinds and drapes, AC remote control, upper blinds remote control

OPEN HOUSE CANCELLED - CONDITIONALLY SOLD. CUSTOM ELEGANCE at every turn, this TWO-LEVEL PENTHOUSE residence exudes PRIVATE LUXURY while boasting a quiet tree-lined street location that is just steps from the restaurants, shops, and lifestyle amenities of 4th Street, 17th Ave, and the Elbow River. Bathed in natural light, the open living space boasts two-story windows and a bespoke entertainer's loft with custom wrought-iron railing. European-inspired refinement abounds from the solid marble fireplace to the custom millwork and premium stone throughout, to the bespoke walk-in-closet and luxe master ensuite. The creamy white kitchen features custom cabinetry, a cabinet-front refrigerator, porcelain backsplash, quartz counters, a drawer microwave, and a huge waterfall island with seating for four. From here, the cook looks out into the grand living space and its show-stopping chandelier, two-story picture window, solid marble French fireplace with custom screen, and warm hardwood floors. The nearby guest bathroom and laundry room offer elevated functionality, while the first floor balcony provides leafy tree canopy and western sky views. On either side of the open living space two bedroom suites both enjoy full ensuites and walk-in closets. The primary ensuite is particularly elevated with a generous walk-in shower and a custom walk-in-closet that is to die for! All of this main-floor comfort is complemented by a generous, custom-finished upstairs loft and private second balcony - two more bespoke spaces to round out your private oasis. Hardwood floors, brass-finish fixtures, premium tilework, custom blinds (some remote-controlled) and custom drapes deliver European-inspired refinement from corner to corner! It comes with two titled parking spots, a storage cage, and access to both bike storage and underground visitor

parking. Welcome to your new home - where you can enjoy the peaceful, privacy of your luxe oasis while being conveniently located in the sought-after Cliff Bungalow/Mission neighborhood featuring top-rated restaurants, shops, galleries, and riverside walking paths along the nearby Elbow River. You need to see this special home to fully appreciate it - this one's a gem!