

# \$495,000 - 203, 1730 5a Street Sw, Calgary

MLS® #A2248299

**\$495,000**

2 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

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.

Built in 2009

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248299          |
| Price          | \$495,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,224             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 203, 1730 5a Street Sw |
| Subdivision | Cliff Bungalow         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2S 2E9                |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Elevator(s), Secured Parking, Bicycle Storage |
|-----------|-----------------------------------------------|

|                |                 |
|----------------|-----------------|
| Parking Spaces | 1               |
| Parking        | Parkade, Titled |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range, Garburator   |
| Heating           | Baseboard, Fireplace(s), Hot Water                                                                                 |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas                                                                                                                |
| # of Stories      | 4                                                                                                                  |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, BBQ gas line   |
| Construction      | Brick, Concrete, Stucco |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 80                |
| Zoning         | M-C2              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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