

# \$318,000 - 404, 5720 2 Street Sw, Calgary

MLS® #A2223862

**\$318,000**

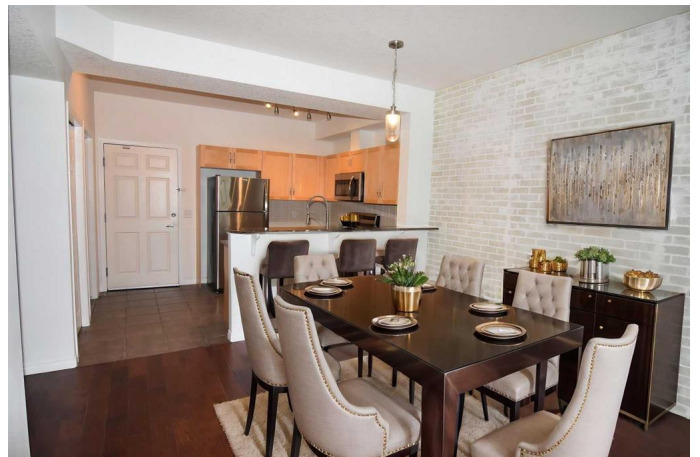
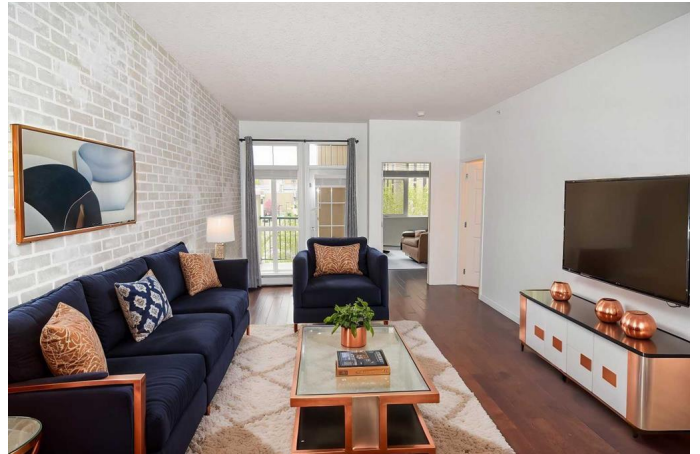
2 Bedroom, 2.00 Bathroom, 875 sqft

Residential on 0.00 Acres

Manchester, Calgary, Alberta

WHY RENT? Be your own landlord and make your best dream come true! This location is primo! Walk to Chinook Centre, LRT, Restaurants, Medical, Dental and if you love to THRIFT – there are five second hand thrift stores nearby! Enjoy the convenient proximity to the nightlife of downtown without the hassle of living in the "do you have any spare change" craziness that comes with living downtown. TWO bedrooms, TWO bathrooms, IN SUITE LAUNDRY, TITLED heated secure PARKING and TITLED EXTRA STORAGE. Enjoy 9ft ceilings, stainless steel appliances, HARDWOOD flooring and GRANITE countertops, as well as a WEST facing deck. There is Visitor parking, a massive green space and an amazing kids playground on the east side of the building. IF you have been having difficulty finding a condo board to approve your two small dogs (or cats!), this might be the one for you! IF you are an investor looking to add to your portfolio, the size and location of this unit would be very attractive to renters. IF you are a first-time buyer looking to find your first place, this could be the one to call home. IF you are looking to downsize and travel but aren't quite ready for the bingo crowd, this one is perfect for that in between living. Come and see this awesome condo in a great, well looked after building. WHY are you still reading?! View this one soon.

Built in 2005



## Essential Information

MLS® #	A2223862
Price	\$318,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	875
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	404, 5720 2 Street Sw
Subdivision	Manchester
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 3B3

## Amenities

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Heated Garage, Titled, Underground, Covered, Guest, Owned, Paved, Parkade

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
# of Stories	4

**Exterior**

Exterior Features	Balcony, BBQ gas line, Playground, Storage
Construction	Brick, Stucco

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	45
Zoning	DC

**Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.