

305, 730 5 Street NE  
Calgary, Alberta

MLS # A2165346



**\$360,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	628 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Introducing LiFTT &ndash; a modern and cozy 2-bedroom, 2-bathroom Corner Unit apartment offering around 627 square feet of thoughtfully designed living space in the vibrant community of Renfrew. This unit is perfect for young professionals, couples, or investors looking for a stylish, low-maintenance home in a fantastic location. Efficient Layout: Despite its compact size, this unit makes excellent use of space. The open-concept living area creates a seamless flow between the kitchen, dining, and living spaces, making it ideal for everyday living and entertaining. Both bedrooms are well-sized, with ample space. Each bedroom is complemented by its own full bathroom, featuring modern fixtures and finishes, providing comfort and convenience for both residents and guests. Private Balcony: Step out onto your private balcony to enjoy your morning coffee or unwind after a long day, taking in views of the surrounding neighborhood. In-Suite Laundry: The unit also comes with the convenience of in-suite laundry, making daily chores a breeze. Living in Renfrew: Renfrew is one of Calgary's most desirable inner-city communities, known for its mix of historic charm and modern amenities. Living at this unit means you'll be within walking distance of some of the city's best restaurants, cafes, and shops along Edmonton Trail and nearby Bridgeland. Close to Downtown: Just minutes from the downtown core, Renfrew offers the perfect balance between peaceful residential living and easy access to the energy of the city. Whether you work downtown or simply want to enjoy everything Calgary has to offer, this location can't be beat. Parks & Recreation: The area is home to several beautiful parks, including Tom Campbell's Hill Natural Park and Bridgeland Riverside Park, offering plenty of green space for outdoor activities, picnics, or

weekend strolls. **Transit & Accessibility:** With quick access to major roads like Memorial Drive and Deerfoot Trail, as well as convenient public transit options, getting around the city is easy and hassle-free. **Schools & Amenities:** The neighborhood is well-served by schools, making it ideal for small families, and offers a variety of fitness centers, grocery stores, and other amenities just a short walk or drive away. This stylish apartment is the perfect blend of comfort, convenience, and modern living in one of Calgary's best communities. Whether you're a first-time buyer or looking for an excellent investment opportunity, this property is a must-see.