

# \$259,000 - 312, 5720 2 Street Sw, Calgary

MLS® #A2201383

## \$259,000

1 Bedroom, 1.00 Bathroom, 689 sqft  
Residential on 0.00 Acres

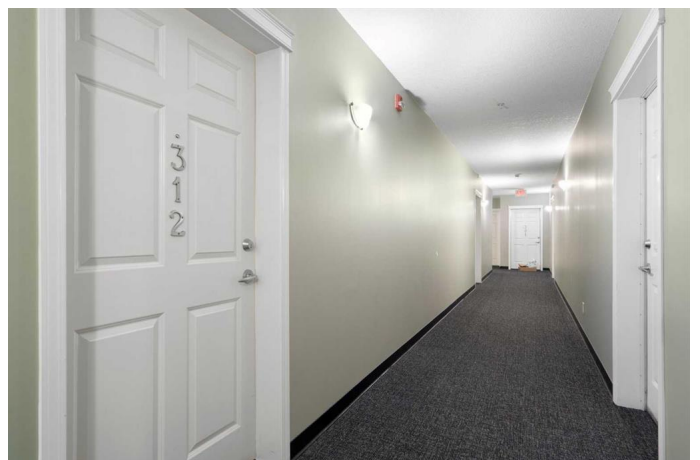
Manchester, Calgary, Alberta

This 688sf condo is an excellent opportunity for investors and first-time homebuyers. This move-in ready unit has been recently refreshed with new windows, vinyl plank flooring, and a fresh coat of paint in 2023. The versatile den is perfect for a home office, storage, or even a small gym. The spacious bedroom easily fits a king-size bed and boasts a walk-through closet and 'cheater' door to the 4-piece bathroom. Enjoy 9' ceilings, a functional kitchen with maple cabinets, granite countertops, a raised breakfast bar, and newer (2023) appliances. The open-concept living/dining area offers east-facing views of the park and playground, complete with a corner gas fireplace and abundant natural light from the bay window. Step out to the covered balcony, ideal for relaxing or entertaining. Includes assigned storage locker and underground parking. Located on a quiet street, steps from Chinook LRT and Chinook Mall, with easy access to Glenmore and Deerfoot Trails. Quick possession available!

Built in 2006

## Essential Information

MLS® #	A2201383
Price	\$259,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	689
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	312, 5720 2 Street Sw
Subdivision	Manchester
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 3B3

### **Amenities**

Amenities	Elevator(s), Parking, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Underground, Assigned, Rear Drive
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors, Mantle
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 14th, 2025
Days on Market	20
Zoning	DC

## **Listing Details**

Listing Office	Royal LePage Benchmark
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