

101, 730 5 Street NE  
Calgary, Alberta

MLS # A2259788



# \$314,000

|                    |                                                                                                   |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rubber                                                                                            | <b>Condo Fee:</b> | \$ 659 |
| <b>Basement:</b>   | -                                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding                                                                                  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to LiFFT, this spacious 778.3 Sqf, 2 bedroom, 2 full bathroom, ground floor, NW corner unit is sure to please. Situated in the heart of Renfrew with easy access to parks, green spaces, convenient commute to downtown and within walking distance to numerous amenities including, restaurants, shops / services etc., access to biking / paths and dog park. Contemporary finishings throughout, including quartz countertops and vinyl plank flooring. Kitchen is equipped with stainless steel appliances, a gas range, ample cabinet space, built in table extending from island and modern amenities. Cozy living room area, full sized laundry situated in the spacious storage room, additionally there's a private storage space conveniently located down the hall from the unit and one underground secure heated titled parking stall. Unit has a private entrance from the oversized patio (198 Sqf) providing a great outdoor space. This is an appealing property offering value in a well managed building, book your showing today.