

**408, 1730 5A Street SW**  
**Calgary, Alberta**

**MLS # A2289306**



**\$549,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	In Garage Electric Vehicle Charging Station(s), Oversized, Parkade, Stall, Title		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Vaulted Ceiling(s)		
<b>Inclusions:</b>	None		

Experience elevated inner-city living in this exceptional southwest corner penthouse at Tweed. Perfectly positioned at the front of the building, this stunning residence captures sweeping views from the Beltline to Mount Royal and offers one of the most desirable layouts in the complex. Designed with modern elegance in mind, the open-concept floor plan features NEW white oak hardwood flooring throughout and an abundance of natural light. The inviting living room showcases a cozy fireplace and seamless balcony access. The thoughtfully designed kitchen is ideal for entertaining, complete with stainless steel appliances, timeless shaker-style cabinetry, a large central island, and an extended breakfast bar for casual seating. The dramatic dining area is highlighted by impressive double-height ceilings that create a bright and airy atmosphere. The spacious primary retreat easily accommodates a king-sized bed and offers large windows, a walk-through closet, and a beautifully appointed 4-piece ensuite with a double vanity and a walk-in shower. A generous second bedroom is conveniently located beside a dual-access 4-piece bathroom, perfect for guests or roommates. Upstairs, the versatile loft provides the perfect flex space for a home office, media room, or fitness area, with direct access to an expansive private rooftop terrace. Additional features include the best parking stall in the building &mdash; extra wide, located right next to the elevator, and equipped with an EV charger &mdash; along with two storage lockers, in-suite laundry, air conditioning, and custom window coverings. This concrete and steel building (no PTC) is ideally situated on a beautiful elm-lined street just steps from 17th Avenue and a short walk to 4th Street, placing best restaurants, caf&eacute;s, boutiques, fitness studios, and everyday amenities right outside your door.