

# \$275,000 - 6, 714 5a Street Nw, Calgary

MLS® #A2205652

**\$275,000**

2 Bedroom, 1.00 Bathroom, 653 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

**\*Back on the Market due to Financing\***

Welcome to this beautifully renovated and meticulously maintained 2-bedroom, 1-bathroom apartment in the vibrant and sought after community of Sunnyside, where modern upgrades meet unmatched convenience. This tastefully updated & bright unit comes fully renovated and is move-in ready! It offers in-suite storage, a spacious private East-facing balcony perfect for enjoying the annual fireworks display, and an unbeatable walk scoreâ€”putting everything you need right at your doorstep. The beautiful engineered Hardwood is one of many highlights of this home!

With an additional generous storage locker separate from the unit, you'll never be short on space. The proximity to Downtown, the Peace Bridge, Bow River, walking paths, and trendy communities like Kensington and Bridgeland makes this location truly exceptional. Whether you prefer to walk, bike, or drive, this home offers the perfect balance, with a designated parking stall in the back and quick access to major transit routes.

The self-managed condo board boasts some of the lowest fees in the area, backed by a strong reserve fund and a solid plan for future projectsâ€”offering peace of mind for years to come. Whether this is your first home, or an investment, this home is perfect for all walks of life. With close proximity to shopping, schools, and the convenience of the LRT, this home is the epitome of an urban lifestyle. Don't miss



out on this fantastic opportunity!

Built in 1978

**Essential Information**

MLS® #	A2205652
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	653
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	6, 714 5a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1R5

**Amenities**

Amenities	Laundry
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Storage, Recessed Lighting
Appliances	Dishwasher, Oven, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

**Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete, Wood Frame

**Additional Information**

Date Listed	March 25th, 2025
Days on Market	76
Zoning	M-CG d72

**Listing Details**

Listing Office	CIR Realty
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