

# \$265,000 - 6, 714 5a Street Nw, Calgary

MLS® #A2205652

**\$265,000**

2 Bedroom, 1.00 Bathroom, 653 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

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.

This 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	\$265,000
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, Recessed Lighting, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Oven
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      88

Zoning      M-CG d72

### **Listing Details**

Listing Office      CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.