# 1902 5A Street SW

Calgary | Active | MLS® A2358038

**$1,500,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1943** | **1,560.07 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Charles

# A closer look

Situated on a prominent 50' x 115' corner lot in Calgary's sought-after Cliff Bungalow neighbourhood, this beautifully maintained character bungalow offers an exceptional combination of architectural charm, established business use, and future redevelopment potential.

Currently operating as a therapy clinic, the thoughtfully configured interior offers five generously sized private (office) rooms, an inviting reception and waiting area, a functional kitchen, two bathrooms, and flexible space for a boardroom or additional offices. Large windows, hardwood flooring, fireplaces, and beautifully preserved period details create a welcoming atmosphere throughout. Six off-street parking stalls provide added convenience in this desirable inner-city location.

The property has benefited from numerous improvements over the years, including energy-efficient windows, upgraded exterior insulation for improved energy efficiency, interior wall insulation for sound reduction, a high-efficiency furnace, central air conditioning, and updated roofing. Outside, mature landscaping, established perennial gardens, and an underground irrigation system complement the property's attractive setting.

The existing land use designation accommodates business use, presenting an appealing opportunity for professional consulting practices seeking a distinctive and established location. Alternatively, the property offers potential for conversion back to residential use or future redevelopment. Its corner position, generous lot dimensions, and proximity to surrounding higher-density development make it particularly attractive to investors and developers exploring longer-term opportunities.

Just steps from the vibrant shops, restaurants, and amenities of 4th Street and 17th Avenue, and minutes from downtown, this distinctive property offers a rare combination of character, functionality, and long-term potential.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2358038 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 1943 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |

| | |
|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,560.07 sq. ft. |
| **Below Grade Finished Area:** | 1,373.07 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,747 sq. ft. |
| **Lot Frontage:** | 50'1¼" |
| **Front Exposure:** | West |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1943 (Age: 83) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 3160AH |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Siding |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |

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|---|---|
| **Ensuite:** | No |
| **Flooring:** | Carpet, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Electric, Gas |
| **Garage:** | No |
| **Parking:** | Off Street, Parking Pad |
| **Parking Places:** | 6 |
| **Parking Total/Covered:** | 6 / - |
| **Laundry Features:** | None |
| **City Quadrant:** | Southwest |
| **Community:** | Cliff Bungalow |
| **Appliances:** | Microwave, Refrigerator, Window Coverings, Gas Range |
| **Inclusions:** | Plumbed in Keurig Coffee Maker, Security System, Garden Shed, |
| **Restrictions:** | See Remarks |
| **Main Floor** | Eat in Kitchen · 11'10" × 11'7" · |
| **Main Floor** | Dining Room · 15'2" × 12'10" · |
| **Main Floor** | Bedroom · 13'9" × 11'4" · |
| **Main Floor** | Living Room · 19' × 15'4" · |
| **Main Floor** | Bedroom - Primary · 15' × 13' · |
| **Main Floor** | Office · 13'4" × 11'4" · |
| **Basement** | Game Room · 24'6" × 11'6" · |
| **Basement** | Office · 20'1" × 12'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Closet Organizers, French Door, See Remarks, Separate Entrance |

| | |
|---|---|
| **Exterior Features:** | Covered Courtyard, Garden, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Paved, Underground Sprinklers |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | DC (PRE 1P2007) |
| **Listed Date:** | Nov 11, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1902-5a-street-sw-calgary-a2358038/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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