

1706, 910 5 Avenue SW  
Calgary, Alberta

MLS # A2258570

\$289,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown Commercial Core           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 663 sq.ft.                         | Age:   | 2007 (18 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade, Stall, Underground        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                        |            |              |
|-------------|------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| Heating:    | Fan Coil                                                                                                               | Water:     | -            |
| Floors:     | Ceramic Tile, Hardwood                                                                                                 | Sewer:     | -            |
| Roof:       | -                                                                                                                      | Condo Fee: | \$ 574       |
| Basement:   | -                                                                                                                      | LLD:       | -            |
| Exterior:   | Brick, Concrete, Stone                                                                                                 | Zoning:    | CR20-C20/R20 |
| Foundation: | -                                                                                                                      | Utilities: | -            |
| Features:   | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage |            |              |
| Inclusions: | None                                                                                                                   |            |              |

Experience luxury living in the sought after Five West II Tower. Nestled in an unbeatable location in the heart of downtown, this executive 1 bedroom / 1 bathroom condo offers a convenient lifestyle for those wanting to enjoy everything inner city living has to offer. As you step inside, you'll be captivated by an abundance of natural light, gleaming hardwood floors and a modern open concept floorplan. The elegant kitchen overlooks a spacious dining area (or flex space) and boasts a large island with breakfast bar, stainless steel appliances, granite countertops, and an abundance of storage including a built in pantry. As you enter the living room you can't help but notice the floor to ceiling windows with expansive views of downtown, and a cozy gas fireplace; the perfect place to relax after a long day. The primary bedroom offers plenty of space for a kingsize bed, double closets, and private access to the 4pc bathroom. This unit is fully equipped with insuite laundry, 1 titled underground parking stall and an assigned storage locker. Indulge in the best that Calgary has to offer just steps away, from restaurants, shopping, entertainment districts, Prince's Island Park, the Bow River Pathway, and beyond. Close to all amenities and easy access to the LRT, bike paths, and more. Five West II is a highly sought after residential complex, offering concierge service, secured underground parking, visitor parking, a complimentary car wash, bicycle storage, residents' lounge with games area, and a state-of-the-art residents terrace. Don't miss the opportunity to call this beautiful property home! Please note - some photos have been virtually staged.