

706, 920 5 Avenue SW  
Calgary, Alberta

MLS # A2211058

\$309,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	648 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	CR20-C20
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Sophisticated Downtown Living with Southeast Views &ndash; 1 Bed, 1 Bath at 5 West Experience refined urban living in this beautifully appointed 1-bedroom, 1-bathroom condominium offering sweeping southeast views and an abundance of natural light. Thoughtfully designed with an open-concept layout, this residence blends timeless style with everyday functionality. The gourmet kitchen is a standout feature, showcasing classic maple shaker cabinetry, granite countertops, and premium stainless steel appliances&mdash;perfect for both the avid home chef and casual entertainer. The spacious living area is enhanced by luxurious vinyl plank (LVP) flooring, cozy corner gas fireplace, and expansive floor-to-ceiling windows that frame picturesque city and river vistas. Retreat to the serene primary bedroom, complete with direct access to a well-appointed 4-piece bathroom for optimal privacy and convenience. Step out onto your private balcony, equipped with a gas line for effortless barbecuing and outdoor relaxation. Additional premium features include in-suite laundry, central air conditioning with four-season climate control, and a secure underground heated parking stall. Residents also enjoy a private storage locker, access to the exclusive owners&rsquo; lounge and party room, on-site car wash and bike storage facilities, two high-speed elevators, and professional concierge service. Located in the prestigious 5 West development, this home places you just moments from the Bow River, the lively pathways of Eau Claire, the charm of Kensington, and convenient LRT access. Whether you&rsquo;re seeking a vibrant lifestyle or a peaceful retreat in the city, this exceptional condo offers both luxury and location in equal measure. Discover the unmatched comfort and value that await in this remarkable downtown residence.