



THE
A-TEAM

**RE/MAX
FIRST**

920 5 Avenue #2008, Calgary T2P 0X2

MLS® #: **A2112437** Area: **Downtown West End** Listing Date: **03/05/24** List Price: **\$950,000**
Status: **Active** County: **Calgary** Change: **-\$35k, 28-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,003**
Low Sqft:
Ttl Sqft: **2,003**

DOM

70

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete,Stone**
Flooring: **Carpet,Slate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Elevator,No Animal Home,No Smoking Home,Soaking Tub**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`6" x 20`1"
Bedroom	Main	9`5" x 12`10"
Bedroom - Primary	Main	21`2" x 15`3"
6pc Ensuite bath	Main	15`8" x 8`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	18`9" x 9`1"
Bedroom	Main	11`5" x 17`2"
Eat in Kitchen	Main	16`10" x 10`7"
3pc Ensuite bath	Main	8`2" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$1,200**
Title: **Fee Simple**

Zoning: **CM-2**

Legal Desc:	0514424	Fee Freq: Monthly	Remarks
Pub Rmks:	SPECTACULAR VIEWS, SOPHISTICATED LIVING SPACE! Lifestyle + Luxury in this stunning 3 bedroom, 2.5 bath 2000 + SQ FT EXECUTIVE CONDO with OUTRAGEOUS URBAN, RIVER, MOUNTAIN VIEWS. Superb natural light, enjoy floor to ceiling windows, and two south facing balconies. Huge OPEN CONCEPT GREAT ROOM with FIREPLACE, GORGEOUS DINING + PROFESSIONAL KITCHEN, OUTSTANDING DEN/OFFICE! Designer lighting + Surround Sound Throughout. Master Suite with fabulous finishing's + unobstructed river views; luxury ensuite including soaker tub, steam shower, and large double vanity. Beautiful second bedroom with downtown views and full ensuite. Two Heated Underground Titled Parking, Concierge. Walk to shops, restaurants, LRT and Park. A Must View, move in condition with quick possession available!		
Inclusions:	High end furniture can negotiate		
Property Listed By:	Diamond Realty & Associates LTD.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









