



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**910 5 Avenue #1504, Calgary T2P 0C3**

MLS® #: **A2137758**

Area: **Downtown  
Commercial Core**

Listing **06/03/24**

List Price: **\$445,000**

Status: **Pending**

County: **Calgary**

Date:  
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **2007**  
Year Built:

Finished Floor Area

Abv Sqft: **952**

Low Sqft:

Ttl Sqft: **952**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**25**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Views**

**Heated Garage, Parkade, Secured, Titled, Underground**

Utilities and Features

Roof: **Fan Coil, Natural Gas**

Heating: **Fan Coil, Natural Gas**

Sewer: **Balcony, Lighting**

Ext Feat: **Balcony, Lighting**

Construction: **Brick, Concrete, Stone**

Flooring: **Carpet, Laminate, Tile**

Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Int Feat: **Breakfast Bar, Chandelier, Granite Counters, Jetted Tub, Open Floorplan, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`7" x 9`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`3" x 22`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`3" x 4`4"</b>	<b>Nook</b>	<b>Main</b>	<b>3`10" x 5`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 11`9"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`10" x 4`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 9`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Condo Fee:  
**\$745**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CR20-C20/R20**

Legal Desc: **0715974**

Remarks

Pub Rmks: **FULLY FURNISHED Sophisticated 2 bedroom, 2 bathroom end unit with picturesque river valley views. This executive unit is stylishly designed with timeless finishes, central air conditioning and an open floor plan centered around floor-to-ceiling windows. Inspiring culinary exploration, the kitchen is the true hub of the home featuring granite countertops, stainless steel appliances, full-height cabinets and a breakfast bar on the peninsula island for casual gatherings. Sit back and relax in front of the charming gas fireplace in the inviting living room or enjoy peaceful coffees on the expansive, glass-railed balcony. Panoramic city, tranquil river and Peace Bridge views provide a breathtaking backdrop to your summer barbeques and outdoor unwinding time. This extremely functional layout has the main living spaces separating the bedrooms for ultimate privacy. Those extraordinary views continue into the primary bedroom, image lazy weekends enjoying breakfast in bed sleepily gazing at the peaceful river valley. A private 4-piece ensuite and a large walk-in closet add to the comfort of this owner's sanctuary. On the other side of the unit is the second spacious bedroom with cheater access to the 3-piece bathroom perfect for guests or roommates. A built-in desk nook creates a tucked away space for work, study or catching up on emails. Adding to your convenience are in-suite laundry, heated underground parking, a separate storage locker, a car wash, a party room and a full-time concierge (no more lost packages!). Truly an exceptional condo in an amenity-rich building (owner's lounge, pool table, and outdoor patio) that is an outdoor lover's dream - walk or bike downtown, stroll along the river or visit the many shops, cafes and restaurants that the inner-city has to offer. Close to the future green line and the new redevelopment site planned for the old market area, the downtown free fair zone and across the river to vibrant Kensington. This outstanding location has it all!**

Inclusions: **All furnishings**  
Property Listed By: **RE/MAX Realty Professionals**

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









