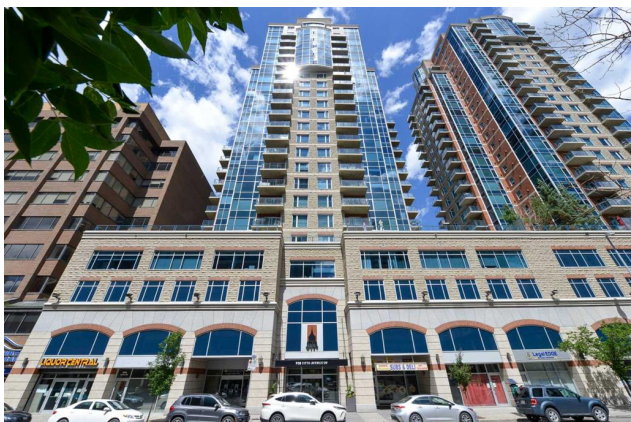


920 5 Avenue #2208, Calgary T2P 5P6

MLS® #: **A2142464** Area: **Downtown Commercial Core** Listing Date: **07/09/24** List Price: **\$850,000**  
 Status: **Active** County: **Calgary** Change: **-\$49k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,981**  
 Low Sqft:  
 Ttl Sqft: **1,981**

DOM

**134**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:  
 Heating: **Fan Coil, Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Brick, Concrete**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4' 10" x 4' 11"	3pc Ensuite bath	Main	8' 3" x 5' 2"
5pc Ensuite bath	Main	9' 9" x 17' 6"	Balcony	Main	5' 7" x 10' 1"
Balcony	Main	5' 8" x 10' 3"	Bedroom	Main	17' 2" x 12' 4"
Dining Room	Main	13' 0" x 9' 5"	Foyer	Main	10' 8" x 5' 1"
Kitchen	Main	9' 3" x 16' 9"	Laundry	Main	7' 10" x 4' 11"
Living Room	Main	26' 4" x 24' 10"	Office	Main	12' 4" x 10' 1"
Bedroom - Primary	Main	16' 8" x 15' 9"	Walk-In Closet	Main	12' 9" x 5' 3"

Legal/Tax/Financial

Condo Fee:  
**\$1,558**

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

Zoning:  
**CR20-C20/R20**

Legal Desc: **0514424**

Remarks

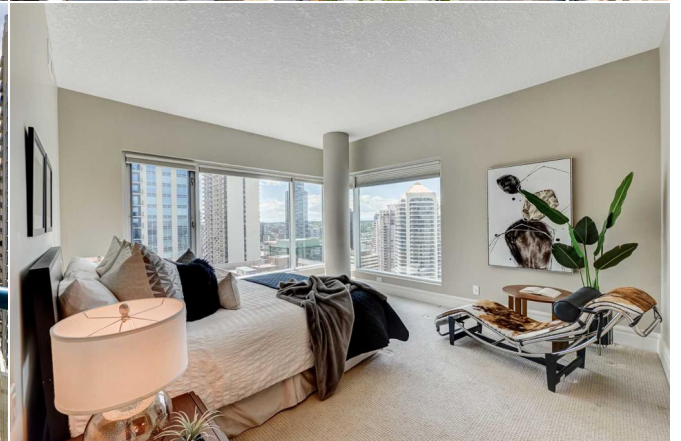
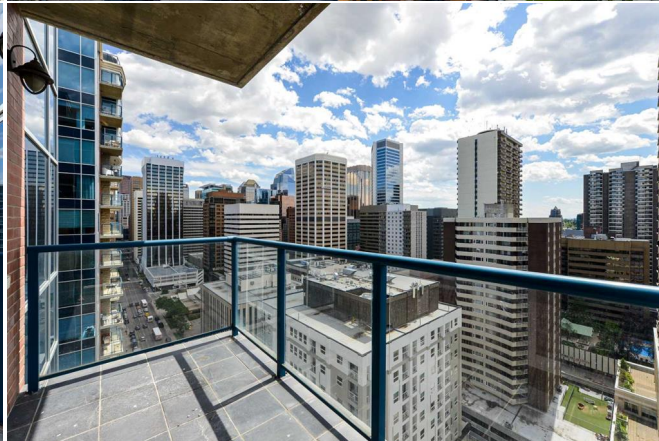
Pub Rmks: **Experience exceptional urban living in the highly sought-after FIVE WEST Residence, where you can call this stunning nearly 2,000 sq ft abode with 2 bedrooms, a den, and 2.5 bathrooms your own. Enjoy breathtaking views of the Rocky Mountains and Bow River, all situated at the west end of Calgary's downtown, surrounded by shops and restaurants, and just a stroll away from Kensington via the Peace Bridge. This thoughtfully designed open-concept floor plan boasts floor-to-ceiling windows showcasing the downtown skyline to the south and north, along with magnificent views of the river valley and Rocky Mountains to the west. As you enter the spacious private custom-tiled foyer that leads into hardwood flooring, you'll be captivated by the city skyline vista and the separate dining area. To the left of the dining room, discover a generously sized bedroom with a full ensuite. On the right, a chef's kitchen awaits, featuring a large granite countertop island that overlooks a spacious sitting area complete with a gas fireplace and expansive south-facing views of Calgary's skyline. Also on the right, find a roomy den that can serve as a spare bedroom and the primary bedroom, which offers a full ensuite with a steam shower, a walk-in closet, and stunning river valley and mountain vistas. This remarkable residence further includes 2 private patios, one with natural gas hook up, a spacious storage locker, two titled parking stalls, concierge service, a party room, a car wash bay, a rooftop patio, and indoor visitor parking. Just a short walk away, indulge in some of Calgary's finest dining options, including River Café on Princes Island Park, as well as the trendy shops and eateries in Kensington. This is a rare chance to transition from a spacious family home to a luxurious lock-and-leave lifestyle.**

Inclusions: **NA**  
Property Listed By: **RE/MAX Realty Professionals**

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

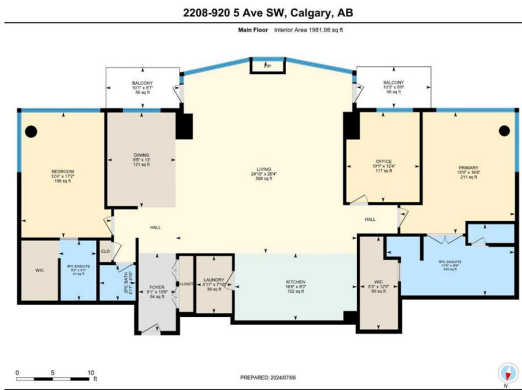
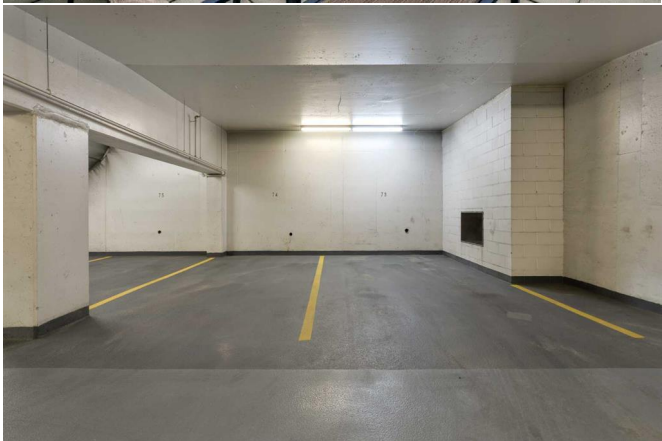
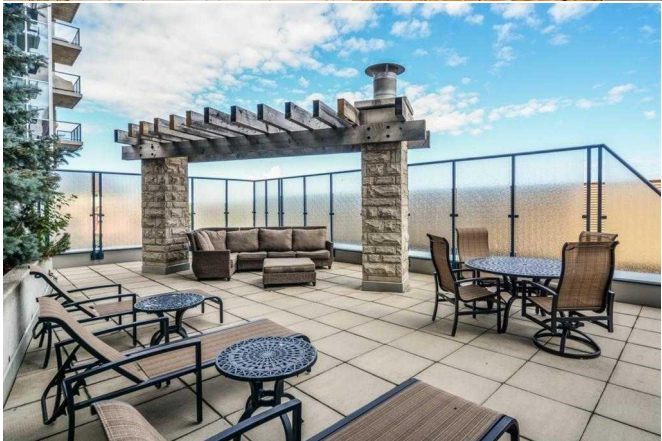












White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.