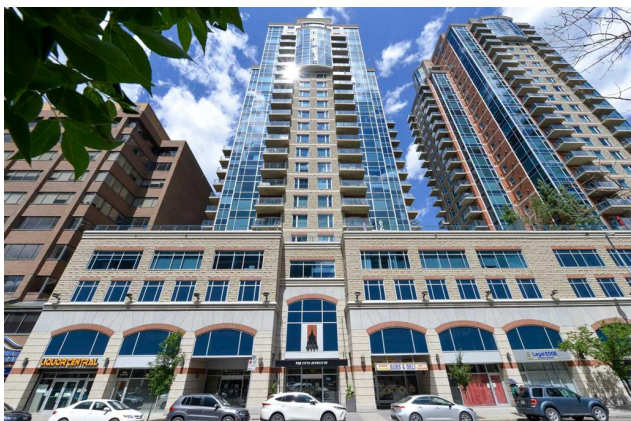


920 5 Avenue #2208, Calgary T2P 5P6

MLS® #: **A2142464** Area: **Downtown Commercial Core** Listing Date: **07/09/24** List Price: **\$899,000**
 Status: **Pending** County: **Calgary** Change: **-\$26k, 07-Sep** Association: **Fort McMurray**



General Information

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

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

DOM
69
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**

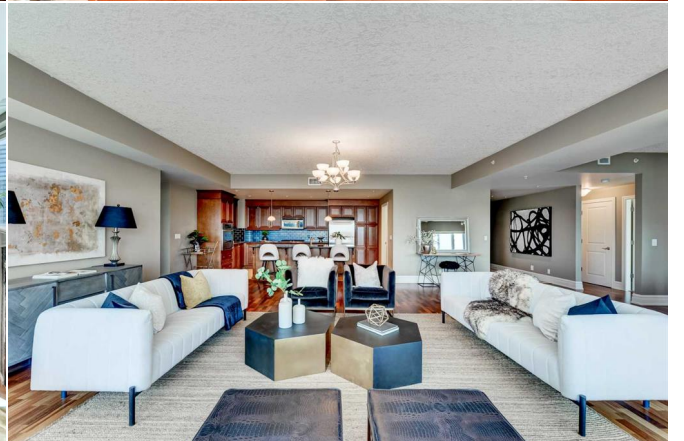
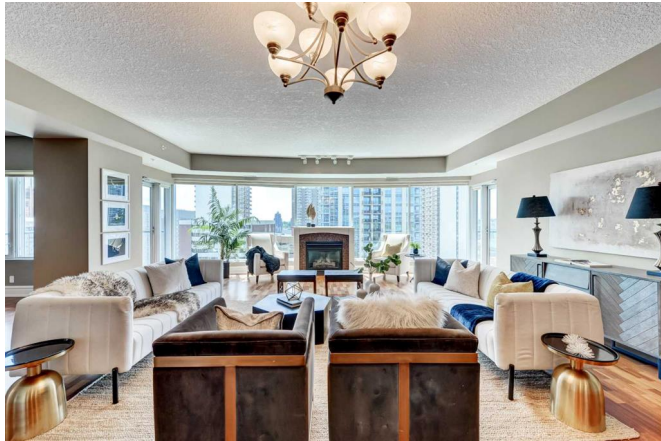
Remarks

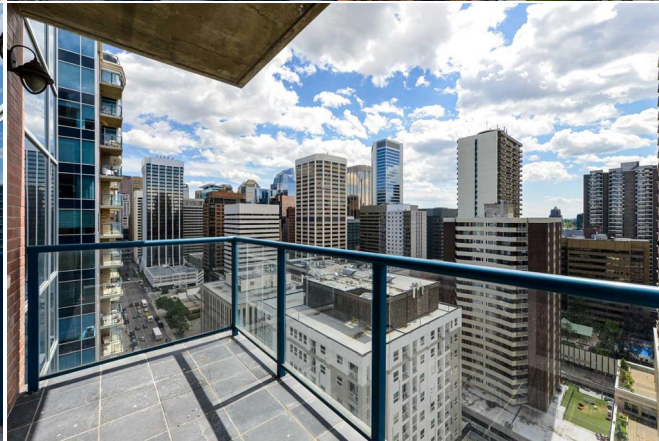
Pub Rmks: **Exceptional Executive urban living with TWO TITLED PARKING STALLS in the highly desirable FIVE WEST Residence could be yours in this spectacular just under 2,000sq ft, 2 bedrooms plus den and 2.5-bathroom residence with stunning Rocky Mountain and Bow River views. Located at the West end of Calgary's downtown city core surrounded by shops and restaurants, and adjacent to Kensington via the Peace Bridge. This well-designed open concept floor plan features floor to ceiling windows of the downtown skyline to the South and North, and spectacular views of the river valley and Rocky Mountains to the West. Upon entry to the sizeable private custom tiled entryway which opens to hardwood flooring, you are immediately impressed with the city skyline view and the separate dining room. A large bedroom with full ensuite sits to the left of the dining room. To your right is a spacious chef's kitchen with a massive granite counter island overlooking the huge sitting area with gas fireplace and floor to ceiling South facing views of Calgary's City skyline. To the right is also a spacious den/spare bedroom, and is the the primary bedroom with full ensuite with steam shower, walk-in closet and incredible river valley and mountain views. This fabulous residence also offers a large storage locker, concierge, a party room, car wash bay, a roof top patio, and indoor visitor parking. Within easy walking distance to some of the finest restaurants Calgary has to offer including River Café on Princes Island Park, as well as the trendy shops and restaurants in Kensington, this is a rare opportunity to transition from a large family home to luxurious lock and leave living.**

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

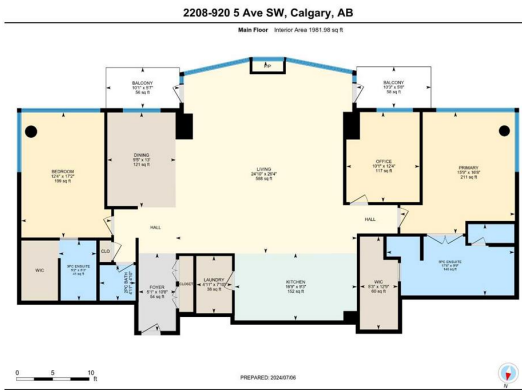
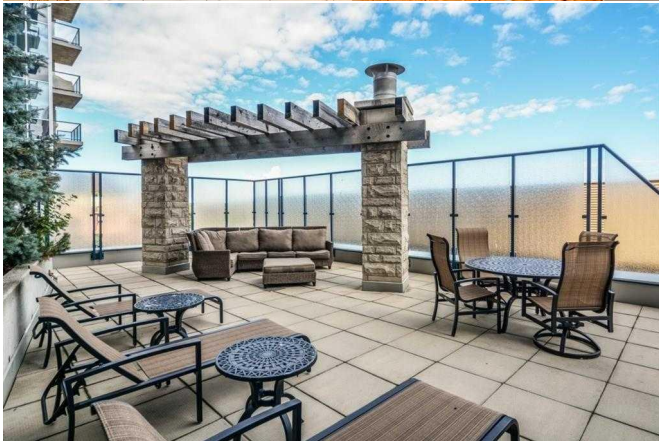












White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.