



THE
A-TEAM

**RE/MAX
FIRST**

910 5 Avenue #1004, Calgary T2P 0C3

MLS® #: **A2144135**

Area: **Downtown
Commercial Core**

Listing Date: **06/24/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **956**
Low Sqft:
Ttl Sqft: **956**

DOM

6
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Views

Heated Garage, Parkade, Secured, Titled, Underground

Utilities and Features

Roof: **Metal**
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stone**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 10`0"	Dining Room	Main	12`7" x 13`0"
Kitchen	Main	7`11" x 13`8"	Laundry	Main	8`1" x 4`4"
Foyer	Main	9`7" x 12`10"	Bedroom - Primary	Main	14`1" x 11`11"
Bedroom	Main	12`7" x 9`9"	4pc Ensuite bath	Main	
3pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$745

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CR20-C20/R20

Legal Desc: **0715974**

Remarks

Pub Rmks: **Picturesque river, city and Peace Bridge views from this sophisticated 2 bedroom, 2 bathroom END UNIT! Timelessly designed, this bright and spacious unit combines style with function with a private layout where the bedrooms are separated by the main living spaces. Floor-to-ceiling corner windows frame breathtaking views while central air conditioning ensures your comfort in any season. Rarely found in a downtown condo, the fireplace provides a cozy atmosphere in the inviting living room. The household's chef will love this stunning kitchen featuring stainless steel appliances, full-height cabinets, subway tile backsplash and a breakfast bar on the peninsula island for casual gatherings. Entertain with ease in the adjacent dining room or head out to the glass-railed balcony and impress your guests with barbeques and evening beverages immersed in those outstanding views. An oversized window in the primary bedroom entices breakfasts in bed sleepily gazing at the tranquil views. A private ensuite and a large closet make this a true owner's retreat. Privately on the other side of the unit with convenient cheater access to the 3-piece bathroom is the second bedroom perfect for guests or roommates. Further adding to your convenience is in-suite laundry and a cleverly incorporated desk area for a tucked away work or study area or for catching up on emails. This modern building includes heated underground parking (L4-#146), a separate storage locker (L2-#52), a car wash and a full-time concierge (Mon-Fri 8 am-8 pm, Sat/Sun 10-6 pm). Truly an exceptional condo in an amenity-rich building 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. Move-in ready, this home has it all!**

Inclusions: **Furnishings associated with the furnished rental agreement**
Property Listed By: **RE/MAX Realty Professionals**

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







