



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**910 5 Avenue #2801, Calgary T2P 0C3**

MLS® #: **A2150038**

Area: **Downtown  
Commercial Core**

Listing Date: **09/06/24**

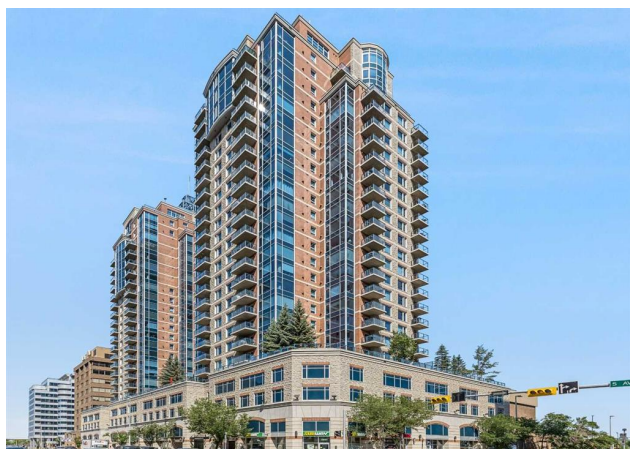
List Price: **\$2,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **2008**

Lot Information

Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,123**  
Low Sqft:  
Ttl Sqft: **3,123**

DOM

**12**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **Penthouse**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

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

Utilities and Features

Roof: **Metal**  
Heating: **Fan Coil,Natural Gas**  
Sewer:  
Ext Feat: **Other,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven-Built-In,Refrigerator,Stove(s),Washer**  
Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>23`2" x 21`2"</b>
<b>Pantry</b>	<b>Main</b>	<b>13`0" x 2`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`8" x 5`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>20`6" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>23`1" x 16`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>23`1" x 16`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`7" x 7`3"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>23`7" x 12`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`7" x 14`0"</b>
<b>Den</b>	<b>Main</b>	<b>11`8" x 8`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>22`2" x 11`9"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>10`11" x 8`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>20`8" x 11`2"</b>

<b>Balcony</b>	<b>Main</b>	<b>20`8" x 11`2"</b>	Legal/Tax/Financial
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Condo Fee: <b>\$2,348</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>CR20-C20/R20</b>
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Legal Desc:	<b>0715974</b>	Remarks
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Pub Rmks: **Welcome to Five West, a safe and secure complex in the heart of downtown Calgary. This executive built air-conditioned penthouse has been recently painted throughout and boasts spectacular views of the Rocky Mountains and Bow River. With over 3000sqft of living space, you can enjoy the bright and open floor plan. Upon entry, you'll be met with a formal dining room with coffered ceilings and gorgeous mountain views. The gourmet kitchen comes equipped with granite countertops, a breakfast eating bar, stainless steel appliances, and a walk in pantry. The kitchen opens up to the large great room with breathtaking views and a cozy gas fireplace. Entry to the 2 balconies are through the great room, one on the West side and one on the East side. A spacious family or flex room is just off of the great room, leading into a den, perfect for a home office. The second bedroom can be found on the East side of the unit with a walk in closet and a and a 3 piece ensuite. The west side of the unit boasts a large primary bedroom complete with full length windows and a huge walk-in closet. The 6 piece spa like ensuite has a large jetted tub, oversized steam shower, and convenient heated towel bars. The unit is complete with a 2 piece powder room and a large laundry room. Enjoy the convenience of having 2 titled, underground parking stalls and an assigned storage locker. The building has been well looked after and is very safe and secure. Pride of ownership is evident throughout the unit. Located within walking distance to multiple amenities and transportation. Exceptional value!**

Inclusions:  
Property Listed By: **Vacuum System plus Attachments  
Greater Property Group**

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