



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**920 5 Avenue #2603, Calgary T2P 5P6**

MLS® #: **A2155970**

Area: **Downtown  
Commercial Core**

Listing Date: **08/07/24**

List Price: **\$559,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Finished Floor Area**  
Abv Sqft: **1,186**  
Low Sqft:  
Ttl Sqft: **1,186**

**Oversized, Titled, Underground**

DOM

**42**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Utilities and Features

Roof: **Metal**  
Heating: **Fan Coil, Hot Water, See Remarks**  
Sewer:  
Ext Feat: **Balcony, Lighting**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>43`0" x 46`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>36`5" x 48`7"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>39`0" x 32`10"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>25`7" x 18`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$918**

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

Zoning: **CR20-C20/R20**

Legal Desc:

0514424

Remarks

Pub Rmks:

**Exceptionally bright Executive Sub Penthouse located at Five West Phase II! This corner unit features two bedrooms, two bath, in suite laundry and large kitchen with room to entertain. Enjoy the option of using one of the two balconies this unit has to offer. Day views offer city, mountain and a sneak peak at the Bow River. Evening views show the beautiful city lights! Plenty of open space to entertain friends and family in the kitchen and living room. The area offers many amenities such as walking/jogging/biking paths as well as shopping and entertainment. Park in underground, heated and oversized titled parking stall in addition to storing your additional items in your assigned storage space. Car wash, friendly concierge...what's left? Don't miss the opportunity to live on 26th floor of this delightful 27 floor complex! Book your showing today!**

Inclusions:

None

Property Listed By:

MaxWell Canyon Creek

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









