

920 5 Avenue #1601, Calgary T2P 5P6

MLS® #: **A2156098** Area: **Downtown Commercial Core** Listing Date: **08/13/24** List Price: **\$325,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **659**
 Low Sqft:
 Ttl Sqft: **659**

DOM

36
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`9" x 10`9"	4pc Bathroom	Main	
Kitchen	Main	8`6" x 13`6"	Dining Room	Main	9`8" x 10`10"
Living Room	Main	16`5" x 18`10"			

Legal/Tax/Financial

Condo Fee: **\$535** Title: **Fee Simple** Zoning: **CR20-C20/R20**
 Fee Freq:

Monthly

Legal Desc: 0514424

Remarks

Pub Rmks: **Move up in the world with this 16TH FLOOR CORNER condo!! This clean 1-bed condo is in a well-maintained concrete condo building with 7-day/week concierge, 2 elevators, heated indoor parking and in-suite laundry! Just one block away from the Bow River, you can enjoy evening strolls or bike rides exploring the beautiful park spaces that Calgary has to offer along the river pathways! Cross the bridge into Kensington and check out some of the city's best restaurants, cafes, boutique stores and stock up on groceries, all within a short walk. The c-train is two blocks away so you can easily head up to U of C or down to the Saddledome for an event! Inside this corner suite, you'll enjoy a wood kitchen with granite counters, under-cabinet lighting, stainless steel appliances and plenty of storage space. The dining area fits a full table or could be converted to a work-from-home setup. The spacious living room has wall-to-wall windows to enjoy natural sunlight all day long - but don't worry about the heat! This building has central AC :) In the winter, you can enjoy the cozy gas fireplace. Your private balcony is perfect for cooking on the grill! Primary bedroom has double closets and a cheater door to the full bathroom. BONUS - this unit is being offered fully furnished including all kitchen & household goods so you can move right in or add it to your rental portfolio as a furnished rental. Immediate possession available.**

Inclusions:
Property Listed By: **All furniture & household goods are included in the sale
Century 21 Bamber Realty LTD.**

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







