



THE
A-TEAM

**RE/MAX
FIRST**

910 5 Avenue #1607, Calgary T2P 0C3

MLS® #: **A2157652**

Area: **Downtown
Commercial Core**

Listing **08/19/24**

List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **949**

Low Sqft:

Ttl Sqft: **949**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

30

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Secured,Titled,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`3" x 13`0"	Kitchen	Main	9`8" x 8`6"
Bedroom - Primary	Main	13`11" x 11`9"	Walk-In Closet	Main	7`11" x 3`10"
4pc Ensuite bath	Main	7`11" x 5`11"	Bedroom	Main	10`1" x 9`8"
Foyer	Main	5`11" x 5`1"	Laundry	Main	8`0" x 4`3"
3pc Bathroom	Main	8`5" x 5`4"	Balcony	Main	9`6" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$698

Title:
Fee Simple

Zoning:
CR20-C20/R20

Fee Freq:
Monthly

Legal Desc: **0715974**

Remarks

Pub Rmks: **Welcome to FIVE WEST PHASE II, an esteemed condo tower in one of Calgary's most coveted residential buildings! This unit offers breathtaking south-facing city views from the kitchen, living room, bedrooms, and dining area, encapsulating the essence of luxury living in a LA CAILLE building. This well-designed unit features a spacious, open-concept layout with two generously sized bedrooms, a small den, and two bathrooms, including an ensuite with a walk-in closet. Additional conveniences include heated parking, in-suite laundry, and a storage locker. Ideally situated, this condo is just steps from the Bow River Pathway System, a short distance to your downtown office, shopping, restaurants, Kensington, two blocks from the LRT. Upgrades in this unit include a gas fireplace, hardwood floors, solid maple cabinets, central A/C, acoustic soundproofing, and commercial-grade UV-protected windows. The building offers exceptional amenities such as daily concierge service, visitor parking, dry cleaning services, and a party room. Experience the best of downtown living in one of Calgary's premier high-rises—perfect for investors, first-time home buyers, or downtown executives!**

Inclusions:
Property Listed By: **n/a**
Century 21 Bamber Realty LTD.

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