



THE
A-TEAM

**RE/MAX
FIRST**

910 5 Avenue #608, Calgary T2P 0C3

MLS® #: **A2161479**

Area: **Downtown
Commercial Core**

Listing Date: **09/04/24**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **950**
Low Sqft:
Ttl Sqft: **950**

DOM

77
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Granite Counters, High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`0" x 6`0"	3pc Bathroom	Main	8`6" x 5`6"
Kitchen	Main	8`6" x 8`0"	Dining Room	Main	12`0" x 9`6"
Living Room	Main	13`0" x 12`0"	Laundry	Main	8`0" x 4`6"
Balcony	Main	21`0" x 14`0"	Den	Main	9`0" x 5`0"
Bedroom	Main	12`6" x 10`0"	Bedroom - Primary	Main	14`0" x 10`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$745

Fee Simple

CR20-C20/R20

Fee Freq:

Monthly

Legal Desc: 0715974

Remarks

Pub Rmks: **Step into 950 square feet of contemporary living in this gorgeous SW corner unit at Five West Phase II. This gem offers not just a home but an elevated lifestyle, complete with a jaw-dropping 300+ square foot DREAM patio, ready for your next outdoor soirée! Inside, you'll find two spacious bedrooms, each a private retreat with thoughtful design details. The primary suite is a haven, featuring a custom walk-in closet with built-ins and a luxurious ensuite for unwinding. The second bedroom is equally impressive, offering a Murphy bed that maximizes space and direct access to a sleek bathroom with a walk-in shower. The open-concept living area, highlighted by high ceilings and rich hardwood floors, flows seamlessly into the kitchen, where granite countertops, a breakfast bar, wooden cabinetry, and stainless steel appliances make every meal feel gourmet. Custom Hunter Douglas Silhouette blinds throughout add an elegant touch. Working from home is a breeze with the dedicated office space, and when it's time to relax, step outside through the retractable screen door to your expansive, south-facing patio. Complete with outdoor water, gas, and electric hook-ups, this outdoor space is perfect for entertaining or simply soaking in the sun. The building itself offers peace of mind with a secure entrance and on-site concierge. For a bit of fun, book the games room, complete with a pool table, or take advantage of the car wash bay in the parking garage. Your titled parking stall even comes with a double bike rack, and additional storage is conveniently located within the building. Situated at the heart of the city, you're just steps away from the vibrant communities of Kensington and Eau Claire, with a host of amenities, restaurants, green spaces, and more right at your doorstep. Plus, with the C-Train station only two blocks away, your commute anywhere in the city is a breeze. A perfect new home!**

Inclusions: **NA**
Property Listed By: **Royal LePage Solutions**

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