



THE
A-TEAM

**RE/MAX
FIRST**

920 5 Avenue #2105, Calgary T2P 5P6

MLS® #: **A2170513**

Area: **Downtown
Commercial Core**

Listing **10/04/24**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,303**
Low Sqft:
Ttl Sqft: **1,303**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **Boiler,Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`1" x 7`11"
Bedroom	Main	13`3" x 9`6"
Dining Room	Main	16`2" x 7`10"
Kitchen	Main	10`0" x 19`3"
Bedroom - Primary	Main	21`5" x 13`11"

Room	Level	Dimensions
5pc Ensuite bath	Main	9`11" x 9`1"
Den	Main	9`4" x 11`8"
Living Room	Main	15`10" x 14`2"
Laundry	Main	5`8" x 9`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,023

Fee Simple

CR20-C20

Fee Freq:

Monthly

Legal Desc: **0514424**

Remarks

Pub Rmks: **Experience elevated living in this stunning 2-bedroom, 2-bathroom condo on the 21st floor of the prestigious Five West building in downtown Calgary. Boasting breathtaking views of the city skyline and Bow River, this elegant unit has been recently updated with high-end laminate flooring and ceramic tile, along with beautiful quartzite stone countertops that add a touch of sophistication to the kitchen and bathrooms. The spacious living area features a gorgeous, mantled fireplace, perfect for cozy nights in, and the numerous updated high-end touches throughout the unit create a sense of modern luxury. Step outside onto the large balcony, where you can take in the panoramic views and enjoy Calgary's vibrant downtown energy. Located in the heart of the city, this condo offers easy access to top restaurants, shopping, and entertainment, while also providing a quiet and serene retreat high above it all.**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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









