



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**910 5 Avenue #2301, Calgary T2P 0C3**

MLS® #: **A2175377**      Area: **Downtown Commercial Core**      Listing Date: **10/25/24**      List Price: **\$329,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **668**  
 Low Sqft:  
 Ttl Sqft: **668**

DOM

**26**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 5`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 14`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 10`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 13`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 18`10"</b>			

Legal/Tax/Financial

Condo Fee: **\$530**      Title: **Fee Simple**      Zoning: **CR20-C20**

Fee Freq:  
**Monthly**

Legal Desc: **0715974**

Remarks

Pub Rmks: **Experience elevated downtown living on the 23rd floor of Five West II with stunning city, river, and mountain views! This unit has been meticulously maintained and offers a bright, open living space anchored by a cozy corner gas fireplace with a tile surround and custom desk. Floor-to-ceiling windows and a sunny west-facing balcony showcase breathtaking panoramic views. The spacious primary bedroom enjoys a bright western exposure, a 4-piece ensuite, and abundant closet space. The open-concept kitchen is well-appointed with ample cabinetry, a center island with a breakfast bar, and sleek granite countertops, all overlooking a generous dining and living area. Additional features include in-suite laundry, neutral paint tones throughout, a titled underground parking space, a semi-private assigned storage locker, amenities room with full kitchen, pool table for a place to hang out or host a larger gathering, large patio and a building car wash. Enjoy the convenience of walking to work, the C-Train, Kensington, and Bow River pathways. This secure, professionally managed building also provides concierge service for ultimate peace of mind.**

Inclusions:  
Property Listed By: **Built-in desk  
Sotheby's International Realty Canada**

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











