



THE
A-TEAM

**RE/MAX
FIRST**

910 5 Avenue #1403, Calgary T2P0C3

MLS® #: **A2179688**

Area: **Downtown
Commercial Core**

Listing **11/20/24**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **944**
Low Sqft:
Ttl Sqft: **944**

DOM

2
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:

Heated Garage, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`6" x 8`6"	Dining Room	Main	11`8" x 8`8"
Living Room	Main	13`1" x 12`8"	Laundry	Main	8`4" x 4`4"
Foyer	Main	6`2" x 5`2"	Bedroom - Primary	Main	13`11" x 11`10"
Bedroom	Main	12`5" x 9`9"	3pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$745

Fee Simple

CR20-C20

Fee Freq:

Monthly

Legal Desc: 0715974

Remarks

Pub Rmks: **Experience upscale urban living at the Five West in Calgary's vibrant downtown commercial core! At almost 1000 sq.ft this unit boasts two spacious bedrooms with the primary bedroom having a 4-piece ensuite, while the second bathroom connects directly to the second bedroom for added privacy. A dedicated work-from-home den complements the functional layout, and the unit includes its own laundry room with a newer washer and dryer for added convenience. The open-concept design seamlessly integrates the kitchen with the dining and living areas, creating an inviting space perfect for entertaining or relaxing. Floor-to-ceiling windows showcase breathtaking river valley views and lots of natural light. Additional features include full-time concierge services, central A/C, an underground parking stall, a storage locker, a common patio area, owner's lounge/guest room and even a car wash bay. Just steps away from Prince's Island Park, Kensington, dining, shopping, transit and the bow river pathways. This property is ideal for professionals, couples, or investors seeking a dynamic and convenient city lifestyle. Book a private showing today!**

Inclusions: N/A
Property Listed By: KIC Realty

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









