

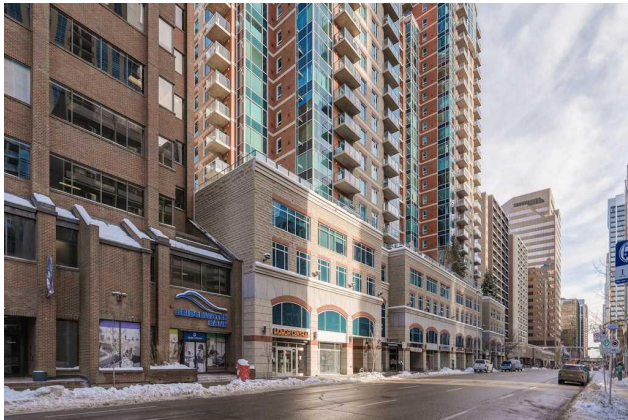


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**920 5 Avenue #604, Calgary T2P 5P6**

MLS® #: **A2182172**      Area: **Downtown Commercial Core**      Listing Date: **12/04/24**      List Price: **\$439,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Heated Garage, Parkade, Secured, Titled, Underground**

DOM

**17**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Finished Floor Area  
 Abv Sqft: **948**  
 Low Sqft:  
 Ttl Sqft: **948**

Utilities and Features

Roof:  
 Heating: **Boiler, Fan Coil, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, Other**  
 Construction: **Brick, Concrete, Stone**  
 Flooring: **Carpet, Laminate, Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 9`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 8`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 12`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 12`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 11`9"</b>			

Legal/Tax/Financial

Condo Fee: **\$767**      Title: **Fee Simple**      Zoning: **CR20-C20**

Fee Freq:  
**Monthly**

Legal Desc: **0514424**

Remarks

Pub Rmks: **Welcome to your 6th floor corner sanctuary in the well-appointed Five West building. This quiet residence boasts nearly 950 sq ft of living space. Natural light floods the open concept kitchen, living, and dining rooms through the vast expanse of floor to ceiling windows while the stylish colour palette creates an atmosphere of relaxed sophistication. Warm-tone cabinetry highlights the kitchen which features granite counters with seating for 3. The spacious dining and living areas are the perfect space for entertaining family and friends or enjoying a quiet evening in front of the fireplace. The primary bedroom offers open views and easily accommodates a king-sized bed. A nice-sized walk-in closet and 3-piece ensuite complete the primary bedroom while the comfortable secondary bedroom is an ideal guest room, work-from-home office, or gym with additional storage. Completing this exceptional unit is a second full bathroom and convenient in-suite laundry. Other notable highlights of this value-added property include: 1. Central Air conditioning 2. Titled, heated Parking stall on the Fourth floor of the building 3. Additional storage - assigned and 4. Balcony VIEWS of the Bow River, River Pathway, and Kensington. Five West proudly offers several amenities including a full-time concierge, owner's lounge with outdoor patio access and BBQ's, and an underground parkade carwash. This residence requires no compromises - superb Downtown living that offers it all - Modern Style, Open Views and a short stroll to the Bow River Pathway System, Prince's Island Park, and the vibrant 17th Ave district. Welcome home!**

Inclusions: **Keys and FOBS**  
Property Listed By: **Coldwell Banker Mountain Central**

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



