



THE
A-TEAM

**RE/MAX
FIRST**

910 5 Avenue #1605, Calgary T2P 5R4

MLS®#: **A2186736**

Area: **Downtown
Commercial Core**

Listing Date: **01/21/25**

List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **661**
Low Sqft:
Ttl Sqft: **661**

DOM

1
Layout
Beds: **1 (1)**
Baths: **1.0 (1 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, Titled, Underground**

Utilities and Features

Roof:
Heating: **Fan Coil, Hot Water**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`9" x 14`10"	4pc Bathroom	Main	8`8" x 5`5"
Dining Room	Main	9`5" x 10`9"	Kitchen	Main	8`8" x 13`7"
Living Room	Main	16`8" x 19`0"			

Legal/Tax/Financial

Condo Fee:
\$574

Title: **Fee Simple**
Fee Freq:

Zoning: **CR20-C20**

Legal Desc:

0715974

Monthly

Remarks

Pub Rmks:

Welcome to 1605, a north-facing CORNER unit situated in the prestigious 5 West II tower and steps away from renowned Prince's Island Park and the Peace Bridge. This 1-bedroom 1-bathroom condo is being offered turn-key, and has an elegantly designed floor plan with both relaxation and entertainment in mind. Accents include laminate wood floors, floor-to-ceiling windows, and high ceilings. An open concept kitchen overlooks the dining area with a large island, granite countertops, ample cabinet space, & stainless steel appliances. As you enter the living room, relish in the magnificent view of the Bow River and beyond as you cozy up by the gas fireplace. Head outside to find a private balcony complete with gas BBQ hookup. Conveniently located next to a lovely 4-pc cheater ensuite, the bedroom is spacious and has double closets. The unit comes equipped with in-suite laundry, 1 titled underground parking spot, and 1 large assigned storage locker. Five West II offers concierge service, visitor parking, storage, a car wash, bicycle storage, residents' lounge with games area, and a state-of-the-art communal terrace. Condo fees include heat and water. The opportunity to own a 1-bedroom unit in this desirable location does not come often. See it today!

Inclusions:

All Furniture & Contents Negotiable

Property Listed By:

Rentch Real Estate

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









