



THE
A-TEAM

**RE/MAX
FIRST**

920 5 Avenue #1507, Calgary T2P 5P6

MLS® #: **A2199088**

Area: **Downtown
Commercial Core**

Listing Date: **03/07/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **946**
Low Sqft:
Ttl Sqft: **946**

DOM

2
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Views
Heated Garage, Parkade, Titled, Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fan Coil, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`8" x 8`5"
Living Room	Main	15`3" x 13`0"
Laundry	Main	8`2" x 4`4"
Balcony	Main	9`5" x 5`9"
Bedroom	Main	9`9" x 9`6"
3pc Bathroom	Main	8`2" x 5`5"

Room	Level	Dimensions
Dining Room	Main	8`7" x 6`0"
Foyer	Main	9`11" x 6`0"
Den	Main	5`1" x 4`2"
Bedroom - Primary	Main	13`11" x 11`10"
4pc Ensuite bath	Main	7`8" x 5`11"

Legal/Tax/Financial

Condo Fee:
\$767

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CR20-C20

Legal Desc: **0514424**

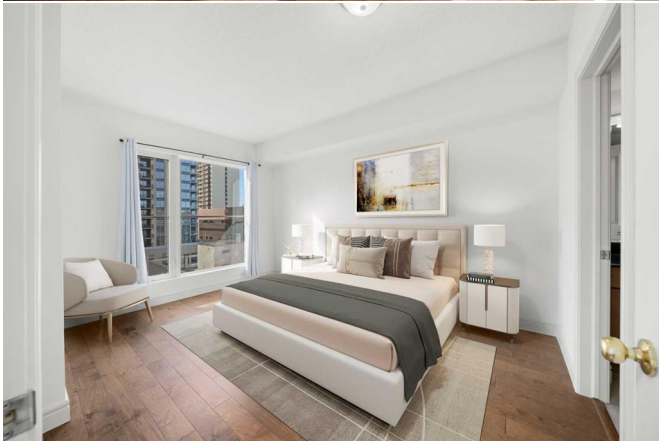
Remarks

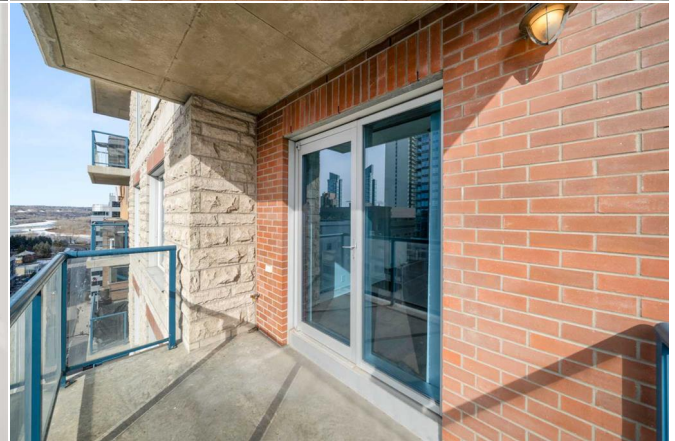
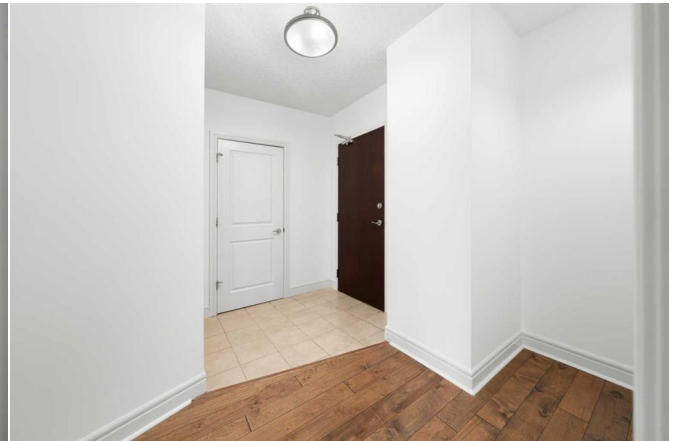
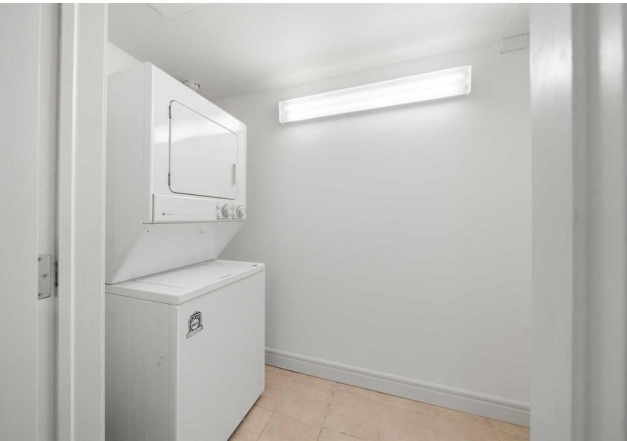
Pub Rmks: **Sophisticated 2 BEDROOM, 2 BATHROOM END UNIT with picturesque CITY VIEWS. This executive, MOVE-IN READY unit is FRESHLY PAINTED and stylishly designed with timeless finishes and an open floor plan perfectly centred around OVERSIZED CORNER WINDOWS. SOUTH AND EAST EXPOSURE ensures endless NATURAL LIGHT. Inspiring culinary exploration, the kitchen is the true hub of the home featuring GRANITE COUNTERTOPS, NEWER STAINLESS STEEL APPLIANCES (2023), FULL-HEIGHT CABINETS and a BREAKFAST BAR on the peninsula island for casual gatherings. Adjacently, the dining room has plenty of space to entertain. Sit back and relax in front of the charming GAS FIREPLACE in the inviting living room or enjoy peaceful coffees on the expansive, SOUTH-FACING BALCONY with barbeque GAS LINE. Panoramic city views provide a breathtaking backdrop to your summer barbeques and outdoor unwinding time. This EXTREMELY FUNCTIONAL LAYOUT has the main living spaces separating the bedrooms for ultimate privacy. Those extraordinary views continue into the primary bedroom showcased through the oversized window. A private 4-PIECE ENSUITE and a large WALK-IN CLOSET add to the comfort of this owner's sanctuary. On the other side of the unit is the second spacious bedroom with cheater access to the 3-PIECE BATHROOM perfect for guests or roommates. An OPEN FLEX SPACE is ideal for a computer space or extra storage. A private foyer includes a tucked-away storage closet and access to the enclosed IN-SUITE LAUNDRY. Further adding to your convenience are HEATED UNDERGROUND PARKING, A SEPARATE STORAGE LOCKER, BIKE STORAGE, CAR WASH, A PARTY ROOM, A FULL-TIME CONCIERGE (no more lost packages!) and a fantastic OUTDOOR PATIO with barbeques encouraging warm weather gatherings with guests and neighbours. Truly an exceptional condo in an amenity-rich building that is an outdoor lover's dream - walk or bike downtown, stroll along the river or visit the many shops, cafes and restaurants that the inner city has to offer. Close to the future green line and the new redevelopment site planned for the old market area, the downtown free fair zone and across the river from vibrant Kensington. This outstanding location has it all!**

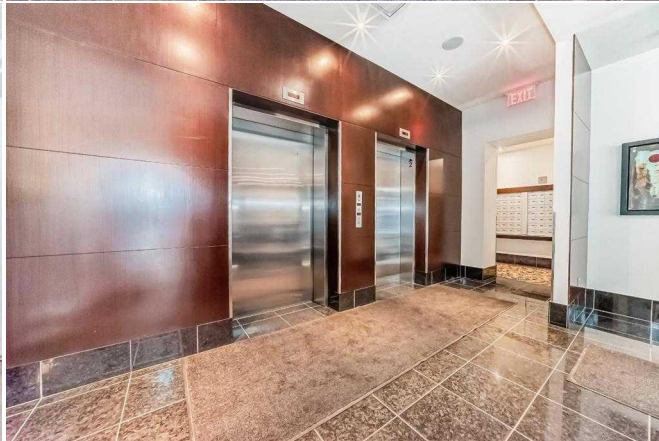
Inclusions: **None**
Property Listed By: **eXp Realty**

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











1507-920 5 Ave SW, Calgary, AB



While regions are excluded from this floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.