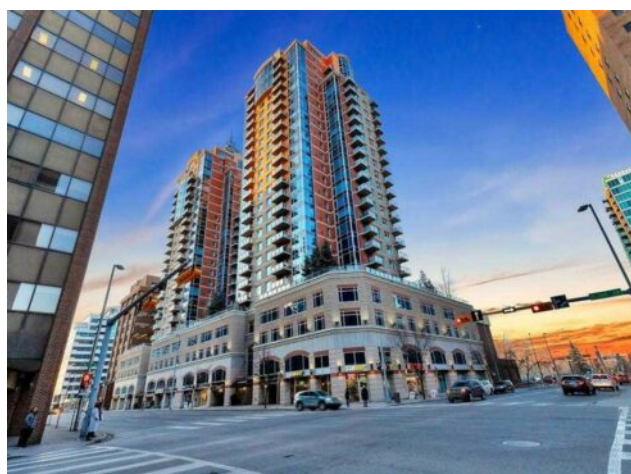


1506, 920 5 Avenue SW  
Calgary, Alberta

MLS # A2244435



## \$299,970

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 661 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                 |                   |          |
|--------------------|-----------------|-------------------|----------|
| <b>Heating:</b>    | Fan Coil        | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Tile    | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -               | <b>Condo Fee:</b> | \$ 551   |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Mixed           | <b>Zoning:</b>    | CR20-C20 |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Smoking Home |                   |          |

**Inclusions:** FURNITURE

Welcome to Five West! From the moment you step into this building, you'll feel the quality of its finishing and construction. This well cared for 1 bed + 1 bath fully furnished unit is perfect for downtown living. Enjoy great coffee shops, restaurants, shopping, transit, LRT, Kensington, the Bow River pathway, Eau Claire, and so much more, all within walking distance! The spacious floor plan is well designed so all the living spaces feel roomy and comfortable. The kitchen features rich maple cabinetry, granite countertops, sleek stainless steel appliances, and a great island with seating at the overhang. The living room gets plenty of natural light through the large windows, and has a cozy, tiled fireplace. Enjoy the private balcony with bbq and downtown/river views! The bedroom has ample closet space and convenient access to the 4-piece bathroom. Also included: in-suite laundry, 1 titled underground parking spot, and a storage locker. With fantastic building amenities like concierge service, bike storage, central air conditioning, rec room, car wash, and a beautiful rooftop terrace showcasing amazing views, there's so much value here! Book a showing and come see for yourself! Directions: