



**GRASSROOTS**  
REALTY GROUP

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1005, 910 5 Avenue SW  
Calgary, Alberta

MLS # A2318357



**\$299,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown Commercial Core           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 667 sq.ft.                         | Age:   | 2007 (19 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Heated Garage, Parkade, Secured    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                   |
|-------------|-------------------------------------------------------------------|
| Heating:    | Fan Coil, Fireplace(s)                                            |
| Floors:     | Carpet, Ceramic Tile                                              |
| Roof:       | -                                                                 |
| Basement:   | -                                                                 |
| Exterior:   | Brick, Concrete, Stone                                            |
| Foundation: | -                                                                 |
| Features:   | Granite Counters, Kitchen Island, No Smoking Home, Track Lighting |

|            |              |
|------------|--------------|
| Water:     | -            |
| Sewer:     | -            |
| Condo Fee: | \$ 589       |
| LLD:       | -            |
| Zoning:    | CR20-C20/R20 |
| Utilities: | -            |

**Inclusions:** All furnishings are negotiable and can be included in the sale.

Welcome to Unit #1005 in the prestigious Five West Towers, ideally located in Calgary's vibrant downtown core. This bright, modern one-bedroom, one-bathroom condo offers an exceptional blend of urban convenience, impressive views, and thoughtful functionality. Enjoy being just steps from the Bow River pathways, Prince's Island Park, Eau Claire, Kensington, public transit, restaurants, and shopping. The Five West towers are elegant, stylish downtown residences known for their timeless design and sophisticated appeal. Inside, the unit features a light-filled open-concept layout with a central island kitchen, stainless steel appliances, and abundant cabinetry. The living area is anchored by a gas fireplace and large windows capturing river views, which can also be enjoyed from the private balcony. A separate laundry room adds practicality and extra storage. The spacious bedroom includes two generous closets, providing excellent storage or his and hers options, with convenient direct access to the unit's well-appointed main bathroom. This property has been successfully operated as a fully furnished, long term, executive rental, consistently attracting strong demand thanks to its prime location, efficient layout, and stunning views. Residents of Five West enjoy the convenience of full-time concierge service, secure underground parking, and inviting common spaces including a resident lounge/party room. A well-maintained, thoughtfully designed condo in one of Calgary's most sought-after downtown buildings. Don't miss this opportunity!