

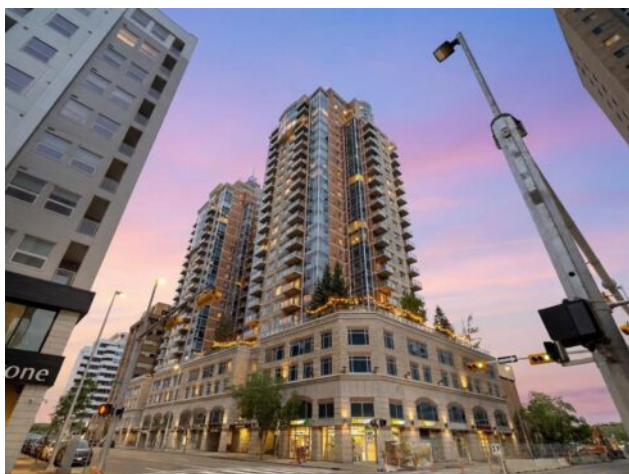


GRASSROOTS
REALTY GROUP

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1906, 910 5 Avenue SW
Calgary, Alberta

MLS # A2321203



\$305,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Views		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Live above the energy of downtown with the comfort, convenience and polish of an executive building. This 19th-floor corner residence at Five West Phase II offers the lifestyle many downtown buyers are looking for - walk to work, enjoy the Bow River pathways, unwind at Prince's Island Park, meet friends on Stephen Avenue, or cross into Kensington for dinner. Bright, modern and move-in ready, this is city living without giving up comfort, parking, storage or style. Inside, the home has been beautifully refreshed with NEW FLOORING, fresh paint and updated lighting, creating a clean contemporary feel with NO CARPET anywhere. The open-concept living space is surrounded by FLOOR-TO-CEILING windows, bringing in exceptional natural light and showcasing elevated city views. The corner layout makes the home feel open and airy, while the gas FIREPLACE adds warmth and comfort. Step out onto the private glass-railed balcony to enjoy city and Bow River views - a great spot for morning coffee or an evening drink above the activity of downtown. The kitchen is both functional and social, featuring GRANITE countertops, full-height cabinetry, pantry storage, a large island with seating, and stainless steel appliances including a newer fridge and stove. A dedicated dining area adds flexibility for everyday meals, hosting friends or working from home. The spacious bedroom continues the bright feel with large windows, generous closet space and convenient direct access to the four-piece bathroom. Central AIR CONDITIONING, in-suite LAUNDRY, a titled heated UNDERGROUND PARKING stall and a separate STORAGE locker add everyday comfort and practicality. Five West II offers the everyday conveniences that make downtown living easier, including concierge service at the entrance, secure indoor visitor parking, a resident lounge and party room, and a car wash

bay. Bright, modern and move-in ready, this corner-unit home offers the kind of downtown lifestyle that is hard to duplicate - elevated views, natural light, secure parking, concierge service and the city at your doorstep.