



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1607, 910 5 Avenue SW
Calgary, Alberta

MLS # A2351551



\$384,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	951 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 827
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	CR20-C20/R20
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

SOUTHEAST CORNER UNIT at FIVE WEST PHASE II, one of downtown Calgary's best-regarded concrete high-rises by La Caille. Perched on the 16th floor, this 2-bedroom, 2-bathroom home offers 951 sq ft (RMS) of bright, open-concept living with south-facing city views from the living room, dining area, kitchen and both bedrooms. The kitchen features granite counters, solid maple cabinetry, an island and a full appliance package, opening onto a generous living and dining space anchored by a gas fireplace and hardwood floors. The primary suite has a walk-in closet and a 4-piece ensuite with soaker tub; the second bedroom sits beside a 3-piece bath - an ideal layout for a roommate, guests or a home office. In-suite laundry with extra storage, central air conditioning and a covered balcony complete the unit. Includes a TITLED, heated underground parking stall and an assigned storage locker. Five West offers daily concierge, two elevators, secured visitor parking, a party/billiards room, rooftop patio and a car wash bay, with condo fees that include heat, water and gas. Steps to the Bow River pathways, two blocks to the LRT, and a short walk to Kensington, the core and the restaurants of 4th Street and 17th Avenue. Vacant and easy to show - immediate possession available. Explore the 3D virtual tour and floor plans online.