



**GRASSROOTS**  
REALTY GROUP

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**1104, 910 5 Avenue SW  
Calgary, Alberta**

**MLS # A2215993**



**\$400,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 806
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

<b>Inclusions:</b>	N/A
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Stunning Bow River views from this 2 BEDROOM, 2 BATHROOM, TITLED UNDERGROUND PARKING with NEW PAINT AND CARPETS with expansive windows in this two-bedroom condo in the desirable Five West building! Open and bright floor plan with modern features throughout. The living room has a corner fireplace, and the dining room provides access to the balcony with fantastic views of the Bow River. The spacious kitchen features STAINLESS STEEL APPLIANCES, tile backsplash, GRANITE COUNTERTOPS , breakfast bar, and a large WALK-IN PANTRY. The large master bedroom boasts its own FOUR PIECE ENSUITE, while the second bedroom offers access to the additional 3-piece main bath. IN-SUITE LAUNDRY offers storage galore! Enjoy all the amenities in this fantastic building with HEATED UNDERGROUND PARKING, ON-SITE MANAGER, a community recreation room with a large patio, perfect for entertaining. This executive unit is a must-see! Walk to work, fine dining and trendy shopping and just steps to the Bow River Pathways!