



**GRASSROOTS**  
REALTY GROUP

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**1102, 910 5 Avenue SW  
Calgary, Alberta**

**MLS # A2225149**



**\$319,900**

<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>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** All Furniture is negotiable and can be included.

Step into upscale urban living with this impeccably finished condo offering stunning views of the scenic downtown river valley. Located in Downtown in a well built and maintained building, this home showcases premium upgrades throughout, including central air conditioning, sleek stainless-steel appliances, granite countertops, Berber carpeting, custom woodwork, modern fixtures, and a cozy gas fireplace. Enjoy the outdoors with a private balcony featuring natural gas outlet—perfect for evening BBQs with a view. The unit includes titled underground parking plus a secure storage locker for added convenience. Residents also enjoy access to top-tier amenities: a beautifully renovated lobby, stylish party room, car wash bay, ample visitor parking, and concierge service available seven days a week. Ideally situated just minutes from the Bow River Pathways, Kensington, Eau Claire, LRT, restaurants, and shopping, this location offers the ultimate in walkable lifestyle. Quick possession is available—and all furnishings are negotiable, making this an easy move-in opportunity. Don't miss your chance to own this exceptional home in a truly unbeatable location!