



GRASSROOTS
REALTY GROUP

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1108, 920 5 Avenue SW
Calgary, Alberta

MLS # A2229476



\$424,999

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	950 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 767
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Bright + stylish corner unit in popular building + with expansive urban views; this 2 bedroom 2 bathroom unit has recently been freshly painted + move in ready. The layout offers comfort, style + convenience. Gleaming hardwood flooring + an abundance of natural light throughout. The spacious living area is highlighted by a cozy corner fireplace and large windows that showcase urban views and westerly sun—creating a warm, inviting atmosphere all day long. The spacious kitchen provides ample counter + cabinet space + seamlessly connects to the dining and living areas, making it ideal for both everyday living and entertaining. The well-designed floor plan ensures privacy, with well-separated bedrooms including a primary suite with a walk-in closet and private 3-piece en-suite, and a second bedroom with its own discrete ensuite access—perfect for guests, roommates, or a home office. In suite laundry room with extra storage, underground parking + secure storage unit, bicycle storage, car wash, party room + roof top deck as well as a very friendly concierge service in the welcoming lobby. This pet friendly building is steps from an off leash park, close to the river + trendy restaurants, cafes + shopping. Flexible possession + very easy to show. A wonderful walkable property in excellent location.