



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1707, 920 5 Avenue SW
Calgary, Alberta

MLS # A2247090



\$412,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	950 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Fireplace(s), Hot Water	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 767
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan, Storage		

Inclusions: TV Mount in Bedroom

Welcome to this bright and stylish 2-bedroom, 2-bathroom condo in the heart of downtown Calgary. With a sunny south exposure, this unit is bathed in natural light and offers gorgeous city views from nearly every room. The open-concept layout is perfectly designed for both entertaining and everyday living, with the kitchen as the true centerpiece. Here, you'll find granite countertops, full-height cabinetry, a peninsula island with breakfast bar, and stainless steel appliances. The adjacent dining area flows seamlessly into the inviting living room, where a cozy gas fireplace adds warmth and charm. Step out onto your south-facing balcony—complete with a BBQ gas line—and take in the city skyline while you sip your morning coffee or host summer gatherings. The thoughtful floor plan separates the two bedrooms for maximum privacy. The primary suite features a large walk-in closet, a private 4-piece ensuite, and stunning views through oversized windows. The second bedroom has cheater access to a well-appointed 3-piece bath—ideal for guests or roommates. A flex area provides you with a built-in desk, while the in-suite laundry is discreetly tucked away in a room with extra storage. This move-in ready condo has beautiful hardwood & tiles floors, and also includes heated underground parking, a separate storage locker, bike storage, car wash, party room, & full-time concierge service. Step outside and you're moments from the river pathways, vibrant Kensington, the downtown free-fare zone, and countless cafes, restaurants, and shops. The upcoming Green Line and redevelopment of the old market site promise even more excitement in this already dynamic location. Downtown living doesn't get much better than this—stylish comfort, unbeatable amenities, and a view you'll never tire of.

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