



GRASSROOTS
REALTY GROUP

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1806, 920 5 Avenue SW
Calgary, Alberta

MLS # A2265668



\$269,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	661 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to your riverside retreat! This bright and spacious corner unit showcases wall-to-wall, floor-to-ceiling windows filling the home with natural light and offering sunny south-facing views plus a glimpse of the river from your private balcony. Inside, recent updates include new tile flooring in the kitchen, a dishwasher, and a sleek kitchen faucet. Unlike many narrow high-rise layouts, this home offers a thoughtfully designed floor plan with a full dining room off the kitchen and an open living area, anchored by a cozy gas fireplace, perfect for everyday living or entertaining. The dual-access 4-piece ensuite bathroom connects directly to the primary bedroom while also offering convenient access for guests. Additional comforts include central air conditioning and in-suite laundry. This pet-friendly building offers premium amenities, including a full-time concierge, heated underground parking, storage, and a party room with an outdoor terrace. Step outside and enjoy the best of inner-city living with the Bow River pathways, trendy Kensington, Alforno Bakery & Cafe, the 8th Street Train Station, and some of Calgary's top dining spots like Orchard Restaurant and Bridgette Bar, all just steps away.