



GRASSROOTS
REALTY GROUP

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2001, 910 5 Avenue SW
Calgary, Alberta

MLS # A2274430



\$270,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	665 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: All Furniture & Household Goods can be included in the sale

Incredible VALUE in the luxury Five West towers!! Move up in the world with this 20TH FLOOR CORNER condo for just \$270,000! This clean 1-bed condo is in a well-maintained concrete condo building with central air conditioning, 7-day/week concierge, 2 elevators, party room, rooftop deck, car wash, heated indoor parking, storage locker and in-suite laundry! Just one block away from the Bow River, you can enjoy evening strolls or bike rides exploring the beautiful park spaces that Calgary has to offer along the river pathways! Cross the bridge into Kensington and check out some of the city's best restaurants, cafes, boutique stores and stock up on groceries, all within a short walk. The c-train is two blocks away so you can easily head up to U of C or down to the Saddledome for an event! Inside this SW corner suite, you'll enjoy a wood kitchen with granite counters, stainless steel appliances and plenty of storage space. The dining area fits a full table or could be converted to a work-from-home setup. The spacious living room has wall-to-wall windows to enjoy natural sunlight all day long - plus you can cozy up and enjoy the gas fireplace on those colder days. Your private balcony is perfect for cooking on the grill and features views of the Bow River! Primary bedroom has double closets and a cheater door to the nicely appointed 4-piece bathroom. Stretch out with over 660 square feet of living space, unlike the shoebox-sized new buildings! BONUS - this unit is being offered fully furnished including all kitchen & household goods so you can move right in or add it to your rental portfolio as a furnished rental. Immediate possession available.