



1203, 920 5 Avenue SW  
Calgary, Alberta

MLS # A2302772



**\$409,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 773
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** ANY and ALL furnishing and accessories as seen in photos

Wake up to sweeping river and city views&mdash;this is downtown living at its most effortless. Perched on the 12th floor of Five West Phase I, this newly-painted IMMACULATE fully furnished executive condo offers a rare blend of comfort, convenience, and iconic north & west-facing vistas stretching from the Bow River and Peace Bridge to Kensington and COP - and beyond. Designed with both style and function in mind, the open-concept layout is framed by floor-to-ceiling windows, allowing natural light to pour through the space while showcasing the surrounding cityscape. Engineered hardwood flooring adds warmth and continuity throughout the main living areas. Step outside to your private balcony, complete with a natural gas line for BBQ, where the views become part of your everyday routine. Morning coffee, evening sunsets, and the energy of the city below all come together in this inviting outdoor extension of the home. The kitchen and living areas flow seamlessly, ideal for entertaining or relaxed day-to-day living, while the primary bedroom offers a quiet, comfortable retreat. A versatile second bedroom or office provides flexibility for guests or work-from-home needs. Additional features include titled, heated underground parking and a separate storage locker, along with the ease of a fully furnished, move-in-ready offering. Five West Phase I delivers a true lock-and-leave lifestyle with concierge service, a resident lounge, and an outdoor terrace. Just steps to the Bow River pathways, Prince's Island Park, top-tier dining, shopping, and transit, this is a location that connects you to the very best of the city. A polished and sophisticated offering for those seeking elevated urban living with unmatched convenience and views.