



2208, 920 5 Avenue SW
Calgary, Alberta

MLS # A2142464



\$850,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown Commercial Core | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 1,982 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | Fan Coil, Hot Water | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,558 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CR20-C20/R20 |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: NA

Experience exceptional urban living in the highly sought-after FIVE WEST Residence, where you can call this stunning nearly 2,000 sq ft abode with 2 bedrooms, a den, and 2.5 bathrooms your own. Enjoy breathtaking views of the Rocky Mountains and Bow River, all situated at the west end of Calgary's downtown, surrounded by shops and restaurants, and just a stroll away from Kensington via the Peace Bridge. This thoughtfully designed open-concept floor plan boasts floor-to-ceiling windows showcasing the downtown skyline to the south and north, along with magnificent views of the river valley and Rocky Mountains to the west. As you enter the spacious private custom-tiled foyer that leads into hardwood flooring, you'll be captivated by the city skyline vista and the separate dining area. To the left of the dining room, discover a generously sized bedroom with a full ensuite. On the right, a chef's kitchen awaits, featuring a large granite countertop island that overlooks a spacious sitting area complete with a gas fireplace and expansive south-facing views of Calgary's skyline. Also on the right, find a roomy den that can serve as a spare bedroom and the primary bedroom, which offers a full ensuite with a steam shower, a walk-in closet, and stunning river valley and mountain vistas. This remarkable residence further includes 2 private patios, one with natural gas hook up, a spacious storage locker, two titled parking stalls, concierge service, a party room, a car wash bay, a rooftop patio, and indoor visitor parking. Just a short walk away, indulge in some of Calgary's finest dining options, including River Cafe; on Princes Island Park, as well as the trendy shops and eateries in Kensington. This is a rare chance to transition from a spacious family home to a luxurious lock-and-leave lifestyle.