



**1405, 910 5 Avenue SW
Calgary, Alberta**

MLS # A2147622



\$339,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	663 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl

Sewer: -

Roof: -

Condo Fee: \$ 531

Basement: -

LLD: -

Exterior: Concrete

Zoning: CR20-C20/R20

Foundation: -

Utilities: -

Features: Kitchen Island, No Animal Home, No Smoking Home

Inclusions: N/A

Experience sophisticated living at FIVE WEST II, one of Calgary's premier condominiums. This remarkable northeast-facing corner unit in the esteemed Five West II building is perfectly situated in downtown Calgary. The thoughtfully designed 1-bedroom, 1-bathroom unit boasts an open concept layout with expansive floor-to-ceiling windows, offering STUNNING VIEWS OF THE RIVER, CITY, AND PEACE BRIDGE. Pride of ownership is evident throughout this move-in-ready suite. Enjoy the panoramic views and prime location - perfect for walking or biking downtown, leisurely river strolls, or visiting nearby shops, cafes, and restaurants. The bedroom offers a peaceful ambiance and features ample closet space, conveniently situated next to a charming 4-piece cheater ensuite. The open living area includes a large living room with a cozy corner gas fireplace, a dining room ideal for entertaining, and a glass-railed balcony ideal for relaxing while taking in the City views. Modern amenities include in-suite laundry with NEW WASHER AND DRYER UNITS, CENTRAL AIR CONDITIONING, and high ceilings throughout. The kitchen, a central feature of the home, is designed for culinary inspiration with ALL NEW STAINLESS-STEEL APPLIACES, full-height cabinets, and a large island perfect for gatherings. Additional updates such as NEW LIGHT FIXTURES AND A FRESHLY PAINTED INTERIOR ensure a contemporary and welcoming atmosphere. Residents enjoy a variety of exclusive amenities, INCLUDING TITLED UNDERGROUND PARKING AND AN ASSIGNED STORAGE LOCKER, daily concierge service (Mon-Fri 8 am-8 pm, Sat/Sun 10-6 pm), visitor parking, professional management, a party room with a private sun deck, a car wash bay, an owner's lounge/games room, a common patio, and enhanced security with fob access restricted to your floor. Located

just steps away from downtown, Prince's Island Park, the Bow River Pathway system, restaurants, shopping, Kensington, and the C-Train, this property offers unparalleled convenience and access to vibrant city life. It is also close to the future green line and the upcoming redevelopment site planned for the old market area, the downtown free fare zone, and across the river to lively Kensington. This executive unit seamlessly blends style and function. With its exceptional location, luxurious finishes, and extensive amenities, this condo truly delivers every comfort and convenience!