

**1108, 920 5 Avenue SW**  
**Calgary, Alberta**

**MLS # A2229476**



**\$424,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,016 sq.ft.                       | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Fan Coil, Hot Water, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stone

**Foundation:** -

**Features:** Breakfast Bar, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 767

**LLD:** -

**Zoning:** CR20-C20/R20

**Utilities:** -

**Inclusions:** N/A

Bright + stylish 1016 sq ft. corner unit in popular building + with expansive urban views; this 2 bedroom 2 bathroom unit has recently been freshly painted + move in ready. The layout offers comfort, style + convenience. Gleaming hardwood flooring + an abundance of natural light throughout. The spacious living area is highlighted by a cozy corner fireplace and large windows that showcase urban views and westerly sun&mdash;creating a warm, inviting atmosphere all day long. The spacious kitchen provides ample counter + cabinet space + seamlessly connects to the dining and living areas, making it ideal for both everyday living and entertaining. The well-designed floor plan ensures privacy, with well-separated bedrooms including a primary suite with a walk-in closet and private 3-piece en-suite, and a second bedroom with its own discrete ensuite access&mdash;perfect for guests, roommates, or a home office. In suite laundry room with extra storage, underground parking + secure storage unit, bicycle storage, car wash, party room + roof top deck as well as a very friendly concierge service in the welcoming lobby. This pet friendly building is steps from an off leash park, close to the river + trendy restaurants, cafes + shopping. Flexible possession + very easy to show. A wonderful walkable property in excellent location.