\$424,900 - 1507, 920 5 Avenue Sw, Calgary

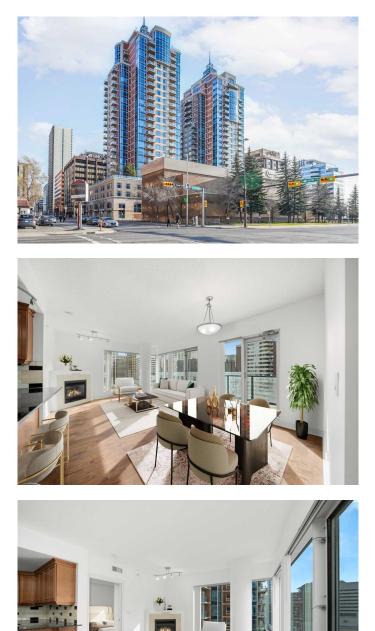
MLS® #A2199088

\$424,900

2 Bedroom, 2.00 Bathroom, 946 sqft Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Sophisticated 2 BEDROOM, 2 BATHROOM END UNIT with picturesque CITY VIEWS. This executive, MOVE-IN READY unit is FRESHLY PAINTED and stylishly designed with timeless finishes and an open floor plan perfectly centred around OVERSIZED CORNER WINDOWS. SOUTH AND EAST EXPOSURE ensures endless NATURAL LIGHT. Inspiring culinary exploration, the kitchen is the true hub of the home featuring GRANITE COUNTERTOPS, NEWER STAINLESS STEEL APPLIANCES (2023), FULL-HEIGHT CABINETS and a BREAKFAST BAR on the peninsula island for casual gatherings. Adjacently, the dining room has plenty of space to entertain. Sit back and relax in front of the charming GAS FIREPLACE in the inviting living room or enjoy peaceful coffees on the expansive, SOUTH-FACING BALCONY with barbeque GAS LINE. Panoramic city views provide a breathtaking backdrop to your summer barbeques and outdoor unwinding time. This EXTREMELY FUNCTIONAL LAYOUT has the main living spaces separating the bedrooms for ultimate privacy. Those extraordinary views continue into the primary bedroom showcased through the oversized window. A private 4-PIECE ENSUITE and a large WALK-IN CLOSET add to the comfort of this owner's sanctuary. On the other side of the unit is the second spacious bedroom with cheater access to the 3-PIECE BATHROOM perfect for guests or roommates. An OPEN FLEX SPACE is ideal



for a computer space or extra storage. A private foyer includes a tucked-away storage closet and access to the enclosed IN-SUITE LAUNDRY. Further adding to your convenience are HEATED UNDERGROUND PARKING, A SEPARATE STORAGE LOCKER, BIKE STORAGE, CAR WASH, A PARTY ROOM, A FULL-TIME CONCIERGE (no more lost packages!) and a fantastic **OUTDOOR PATIO with barbeques** encouraging warm weather gatherings with guests and neighbours. Truly an exceptional condo in an amenity-rich building that is an outdoor lover's dream - walk or bike downtown, stroll along the river or visit the many shops, cafes and restaurants that the inner city has to offer. Close to the future green line and the new redevelopment site planned for the old market area, the downtown free fair zone and across the river from vibrant Kensington. This outstanding location has it all!

Built in 2006

Essential Information

MLS® #	A2199088
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.00
Year Built	2006
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1507, 920 5 Avenue Sw
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CityCalgaryCountyCalgaryProvinceAlbetaPostal CodeT2P SP6AmenitiesBicycle Storage, Car Wash, Elevator(s), Party Room, Secured Parking, Storage, Roof DeckParking Spaces1Parking Spaces1ParkingHeated Garage, Parkade, Titled, UndergroundInteriorDishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window CoveringsAppliancesDishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window CoveringsHeatingFan Coil, Natural GasCoolingNoneFireplacesGas, Living Room# of FireplacesStorage# of FireplacesStorage# of Stories27BasementNoneExteriorStorageExterior FeaturesBBQ gas lineLot DescriptionViewsRoofTar/GravelConstructionBrick, Concrete, StoneFoundationPoured ConcreteAdditional InformationStorage, Storage, S	Subdivision	Downtown Commercial Core
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