## 587-899-3773

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## 1806, 920 5 Avenue SW Calgary, Alberta

MLS # A2265668



\$269,900

Division: **Downtown Commercial Core** Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 661 sq.ft. Age: 2006 (19 yrs old) **Beds:** Baths: Garage: Titled, Underground Lot Size: Lot Feat:

**Heating:** Water: Fan Coil Floors: Sewer: Tile, Vinyl Roof: Condo Fee: \$ 551 **Basement:** LLD: Exterior: Zoning: Brick, Concrete CR20-C20/R20 Foundation: **Utilities:** 

Features: Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage

Inclusions: N/A

Welcome to your riverside retreat! This bright and spacious corner unit showcases wall-to-wall, floor-to-ceiling windows filling the home with natural light and offering sunny south-facing views plus a glimpse of the river from your private balcony. Inside, recent updates include new tile flooring in the kitchen, a dishwasher, and a sleek kitchen faucet. Unlike many narrow high-rise layouts, this home offers a thoughtfully designed floor plan with a full dining room off the kitchen and an open living area, anchored by a cozy gas fireplace, perfect for everyday living or entertaining. The dual-access 4-piece ensuite bathroom connects directly to the primary bedroom while also offering convenient access for guests. Additional comforts include central air conditioning and in-suite laundry. This pet-friendly building offers premium amenities, including a full-time concierge, heated underground parking, storage, and a party room with an outdoor terrace. Step outside and enjoy the best of inner-city living with the Bow River pathways, trendy Kensington, Alforno Bakery & Cafe, the 8th Street Train Station, and some of Calgary's top dining spots like Orchard Restaurant and Bridgette Bar, all just steps away.