

2408, 910 5 Avenue SW
Calgary, Alberta

MLS # A2314685



\$450,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	954 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 827
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	CM-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Boasting a prime 24th-floor location in the prestigious Five West Phase II, this beautifully maintained 2-bedroom, 2-bathroom corner unit offers an exceptional downtown lifestyle with stunning southwest views of the city skyline, the Bow River, the 14th Street Bridge, and the Rocky Mountains. Featuring a bright open-concept layout with 9-foot ceilings and expansive windows, this home is filled with natural light and showcases the incredible views from nearly every room. The kitchen is thoughtfully designed with maple cabinetry, granite countertops, and stainless steel appliances, seamlessly connecting to the spacious dining and living areas. Centred around a cozy gas fireplace, the large living room creates the perfect space for relaxing or entertaining. Step out from the dining area onto the private balcony complete with a BBQ gas hookup. The spacious primary retreat features a walk-in closet and a 4-piece ensuite featuring an extra large tub. The second bedroom offers convenient access to the semi-ensuite bathroom, making it perfect for guests, roommates, or a home office. Completing the space is a multifunctional office nook and an in-suite laundry room with stacked washer and dryer plus extra storage space. Additional highlights include air conditioning, heated underground parking (Stall #37), and a main floor storage locker (#17). Residents of this sought-after building enjoy premium amenities including concierge service in a very secure building, a party/recreation room with balcony access equipped with a gas bbq, indoor visitor parking, and a car wash bay. Located in the heart of Calgary's downtown commercial core, you are just steps from the Bow River pathways, restaurants, cafes, shopping, transit, and the vibrant energy of inner-city living. Numerous upgrades have recently been completed, including brand new wide-plank flooring, fresh

paint throughout, new toilets, brand new appliances, a French-door refrigerator, a top-of-the-line induction range with convection oven, updated light fixtures, and new kitchen and bathroom faucets.