

**608, 910 5 Avenue SW**  
**Calgary, Alberta**

**MLS # A2211162**



**\$449,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 806
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings		

**Inclusions:** N/A

Step into 950 square feet of contemporary living in this gorgeous SW corner unit at Five West Phase II. This gem offers not just a home but an elevated lifestyle, complete with a jaw-dropping 290+ square foot DREAM patio, ready for your next outdoor soiree! Inside, you'll find two spacious bedrooms, each a private retreat with thoughtful design details. The primary suite is a haven, featuring a custom walk-in closet with built-ins and a luxurious ensuite for unwinding. The second bedroom is equally impressive, offering a Murphy bed that maximizes space and direct access to a sleek bathroom with a walk-in shower. The open-concept living area, highlighted by high ceilings and rich hardwood floors, flows seamlessly into the kitchen, where granite countertops, a breakfast bar, wooden cabinetry, and stainless steel appliances make every meal feel gourmet. Custom Hunter Douglas Silhouette blinds throughout add an elegant touch. Working from home is a breeze with the dedicated office space, and when it's time to relax, step outside through the retractable screen door to your expansive, south-facing patio. Complete with outdoor water, gas, and electric hook-ups, this outdoor space is perfect for entertaining or simply soaking in the sun. The building itself offers peace of mind with a secure entrance and on-site concierge. For a bit of fun, book the games room, complete with a pool table, or take advantage of the car wash bay in the parking garage. Your titled parking stall even comes with a double bike rack, and additional storage is conveniently located within the building. Situated at the heart of the city, you're just steps away from the vibrant communities of Kensington and Eau Claire, with a host of amenities, restaurants, green spaces, and more right at your doorstep. Plus, with the C-Train station only two blocks away, your commute anywhere in the city is a

breeze. A perfect new home!