

**1607, 910 5 Avenue SW
Calgary, Alberta**

MLS # A2178682



\$435,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	949 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fan Coil, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Metal

Condo Fee: \$ 698

Basement: -

LLD: -

Exterior: Brick, Concrete, Stone

Zoning: CR20-C20

Foundation: -

Utilities: -

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

Inclusions: n/a

Welcome to FIVE WEST PHASE II, an esteemed condo tower in one of Calgary's most coveted residential buildings! This unit offers breathtaking south-facing city views from the kitchen, living room, bedrooms, and dining area, encapsulating the essence of luxury living in a LA CAILLE building. This well-designed unit features a spacious, open-concept layout with two generously sized bedrooms, a small den, and two bathrooms, including an ensuite with a walk-in closet. Additional conveniences include heated parking, in-suite laundry, and a storage locker. Ideally situated, this condo is just steps from the Bow River Pathway System, a short distance to your downtown office, shopping, restaurants, Kensington, two blocks from the LRT. Upgrades in this unit include a gas fireplace, hardwood floors, solid maple cabinets, central A/C, acoustic soundproofing, and commercial-grade UV-protected windows. The building offers exceptional amenities such as daily concierge service, visitor parking, dry cleaning services, and a party room. Experience the best of downtown living in one of Calgary's premier high-rises—perfect for investors, first-time home buyers, or downtown executives!