

2301, 910 5 Avenue SW  
Calgary, Alberta

MLS # A2175377



**\$329,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	668 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Metal

**Basement:** -

**Exterior:** Brick, Concrete, Stone

**Foundation:** Poured Concrete

**Features:** High Ceilings, Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 530

**LLD:** -

**Zoning:** CR20-C20

**Utilities:** -

**Inclusions:** Built-in desk

Experience elevated downtown living on the 23rd floor of Five West II with stunning city, river, and mountain views! This unit has been meticulously maintained and offers a bright, open living space anchored by a cozy corner gas fireplace with a tile surround and custom desk. Floor-to-ceiling windows and a sunny west-facing balcony showcase breathtaking panoramic views. The spacious primary bedroom enjoys a bright western exposure, a 4-piece ensuite, and abundant closet space. The open-concept kitchen is well-appointed with ample cabinetry, a center island with a breakfast bar, and sleek granite countertops, all overlooking a generous dining and living area. Additional features include in-suite laundry, neutral paint tones throughout, a titled underground parking space, a semi-private assigned storage locker, amenities room with full kitchen, pool table for a place to hang out or host a larger gathering, large patio and a building car wash. Enjoy the convenience of walking to work, the C-Train, Kensington, and Bow River pathways. This secure, professionally managed building also provides concierge service for ultimate peace of mind.