

**1601, 910 5 Avenue SW**  
**Calgary, Alberta**

**MLS # A2245275**



**\$294,900**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core                    |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 660 sq.ft.                                  | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 1                                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | Views                                       |               |                   |

|                    |                                                                                               |                   |              |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Fan Coil                                                                                      | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Carpet, Tile                                                                                  | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | Metal                                                                                         | <b>Condo Fee:</b> | \$ 531       |
| <b>Basement:</b>   | None                                                                                          | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Concrete, Stone                                                                        | <b>Zoning:</b>    | CR20-C20/R20 |
| <b>Foundation:</b> | Poured Concrete                                                                               | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage |                   |              |

**Inclusions:** All furniture, decor, dishes, small appliances and bedding.

Welcome to your fully furnished, move-in-ready retreat in the vibrant downtown core of Calgary! This immaculate condo offers a rare "turn-key" opportunity, blending modern elegance with everyday comfort in a location that truly has it all. Thoughtfully designed with an open-concept layout, this stylish residence features a gourmet kitchen adorned with timeless maple shaker cabinetry, gleaming granite countertops, and premium stainless steel appliances—perfect for home chefs and entertainers alike. The spacious living area is enhanced by rich hardwood floors, a cozy corner gas fireplace, and expansive floor-to-ceiling windows that flood the space with natural light while showcasing sweeping city views. Step out onto your private northwest-facing balcony to soak in the afternoon sun and panoramic vistas, complete with a gas line for effortless BBQs and year-round outdoor enjoyment. The master bedroom serves as a serene sanctuary with direct access to a well-appointed 4-piece bathroom. Additional highlights include in-suite laundry, central air conditioning, to ensure your comfort throughout the year. Enjoy a suite of premium building amenities, including: \* Titled Heated underground parking (Level 3 - 97) for owners and guest parking \* Secure storage locker (Level 2 - #99) \* On-site car wash and bike storage \* Owners' lounge and party room for private events \* Dedicated Concierge Service Mon-Friday 8-8 p.m., Sat/Sun 10-6 p.m. \* Two high-speed elevators Located in a highly desirable pocket of downtown, you're just a short walk from the eclectic charm of Kensington, the tranquil pathways of Eau Claire, scenic river trails, and LRT transit, putting the best of Calgary at your doorstep. Whether you're a professional seeking urban convenience, a frequent traveler in need of a low-maintenance home base, or an investor

looking for a prime rental opportunity, this condo offers unmatched value, lifestyle, and location. Experience downtown living at its finest—schedule your private showing today!