



**DJ Golden**  
**REAL ESTATE**

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**1407, 910 5 Avenue SW**  
**Calgary, Alberta**

**MLS # A2143757**



**\$420,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fireplace(s), Forced Air

**Floors:** Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 806

**LLD:** -

**Zoning:** CR20-C20/R20

**Utilities:** -

**Inclusions:** Window Coverings, Furniture Negotiable

Prime location! Located in FIVE WEST-PHASE 2 building in the heart of Downtown, this bright open floor plan features luxury vinyl plank flooring newly installed in 2020 and a newly replaced electric oven/stove in 2022. This South-facing unit enjoys abundant natural light throughout the day and features air conditioning for summer comfort and a fireplace for cozy winters. Close to all amenities including the Bow River, Pathway System, Restaurants & Shopping. Easy walking distance to the LRT & Downtown Core! Pride of ownership is apparent throughout in this move-in ready suite. This front corner unit, facing South to 5 Ave SW consists of a kitchen w/granite countertops & SS appliances, open to dining and living room with floor to ceiling windows, corner fireplace & a private balcony with gas BBQ outlet. Large master bedroom with 4-piece ensuite & walk-in closet, second bedroom with cheater door to second 3 piece bathroom, custom built -in computer nook & spacious ensuite laundry. Included is heated underground parking, storage unit, party room w/private sun deck, concierge service, car wash and indoor visitor parking. Located in close proximity to the acclaimed Canadian Western High School, renowned for its excellence in Calgary. Call today for your private viewing!