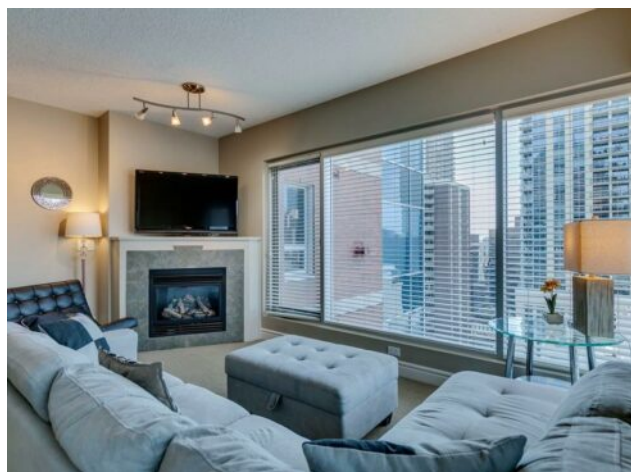


**1601, 920 5 Avenue SW  
Calgary, Alberta**

**MLS # A2236771**



**\$284,500**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	659 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** All furniture & household goods included

Incredible VALUE in the luxury Five West towers!! Move up in the world with this 16TH FLOOR CORNER condo! This clean 1-bed condo is in a well-maintained concrete condo building with 7-day/week concierge, 2 elevators, heated indoor parking and in-suite laundry! Just one block away from the Bow River, you can enjoy evening strolls or bike rides exploring the beautiful park spaces that Calgary has to offer along the river pathways! Cross the bridge into Kensington and check out some of the city's best restaurants, cafes, boutique stores and stock up on groceries, all within a short walk. The c-train is two blocks away so you can easily head up to U of C or down to the Saddledome for an event! Inside this corner suite, you'll enjoy a wood kitchen with granite counters, under-cabinet lighting, stainless steel appliances and plenty of storage space. The dining area fits a full table or could be converted to a work-from-home setup. The spacious living room has wall-to-wall windows to enjoy natural sunlight all day long - but don't worry about the heat! This building has central AC :) In the winter, you can enjoy the cozy gas fireplace. Your private balcony is perfect for cooking on the grill! Primary bedroom has double closets and a cheater door to the full bathroom. Stretch out with over 650 square feet of living space, unlike the shoebox-sized new buildings! **BONUS** - this unit is being offered fully furnished including all kitchen & household goods so you can move right in or add it to your rental portfolio as a furnished rental. Immediate possession available.