

2605, 910 5 Avenue SW  
Calgary, Alberta

MLS # A2254017



# \$460,000

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | Downtown Commercial Core                  |        |                   |
| Type:     | Residential/High Rise (5+ stories)        |        |                   |
| Style:    | Apartment-Single Level Unit               |        |                   |
| Size:     | 993 sq.ft.                                | Age:   | 2007 (18 yrs old) |
| Beds:     | 2                                         | Baths: | 2                 |
| Garage:   | Heated Garage, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                         |        |                   |
| Lot Feat: | -                                         |        |                   |

|             |                           |            |              |
|-------------|---------------------------|------------|--------------|
| Heating:    | Fan Coil                  | Water:     | -            |
| Floors:     | Ceramic Tile, Vinyl Plank | Sewer:     | -            |
| Roof:       | -                         | Condo Fee: | \$ 830       |
| Basement:   | -                         | LLD:       | -            |
| Exterior:   | Brick, Concrete           | Zoning:    | CR20-C20/R20 |
| Foundation: | -                         | Utilities: | -            |
| Features:   | High Ceilings             |            |              |

**Inclusions:** All furniture is negotiable

Welcome to this gorgeous 2 BEDROOM 2 BATH CORNER UNIT on the 26th floor WITH UNDERGROUND PARKING. Wait until you see the spectacular SW views of the city and even the mountains on a clear day! One of the larger units in the building with oversized primary bedroom and features newer vinyl plank flooring throughout! The kitchen features maple cabinetry accented by granite countertops, stainless steel appliances with new refrigerator, under cabinet lighting and an eating bar. The open concept living/dining area is covered in vinyl plank flooring and boasts a corner gas fireplace and access to a sunny south facing balcony with a gas line. The oversized primary bedroom has floor to ceiling windows, a 4 piece ensuite and walk-in closet while the second bedroom has a 3 piece cheater ensuite and both bathrooms have new upgraded quartz vanities. Also note an office nook, underground parking space (stall 63 conveniently located right next to the entrance), additional storage (main floor #14), insuite laundry and building amenities that include concierge service, owner's lounge and patio as well as visitor parking. Located in the Downtown core; close to high end shopping, all levels of transit, the river pathways, parks... All furniture is Negotiable, GREAT TURN-KEY EXECUTIVE RENTAL for INVESTORS!