

# \$424,900 - 1507, 920 5 Avenue Sw, Calgary

MLS® #A2199088

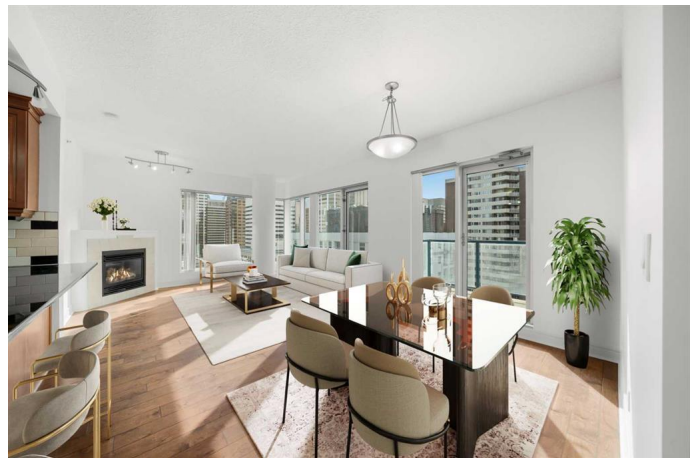
**\$424,900**

2 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Sophisticated 2 BEDROOM, 2 BATHROOM END UNIT with picturesque CITY VIEWS. This executive, MOVE-IN READY unit is FRESHLY PAINTED and stylishly designed with timeless finishes and an open floor plan perfectly centred around OVERSIZED CORNER WINDOWS. SOUTH AND EAST EXPOSURE ensures endless NATURAL LIGHT. Inspiring culinary exploration, the kitchen is the true hub of the home featuring GRANITE COUNTERTOPS, NEWER STAINLESS STEEL APPLIANCES (2023), FULL-HEIGHT CABINETS and a BREAKFAST BAR on the peninsula island for casual gatherings. Adjacently, the dining room has plenty of space to entertain. Sit back and relax in front of the charming GAS FIREPLACE in the inviting living room or enjoy peaceful coffees on the expansive, SOUTH-FACING BALCONY with barbeque GAS LINE. Panoramic city views provide a breathtaking backdrop to your summer barbeques and outdoor unwinding time. This EXTREMELY FUNCTIONAL LAYOUT has the main living spaces separating the bedrooms for ultimate privacy. Those extraordinary views continue into the primary bedroom showcased through the oversized window. A private 4-PIECE ENSUITE and a large WALK-IN CLOSET add to the comfort of this owner's sanctuary. On the other side of the unit is the second spacious bedroom with cheater access to the 3-PIECE BATHROOM perfect for guests or roommates. An OPEN FLEX SPACE is ideal



for a computer space or extra storage. A private foyer includes a tucked-away storage closet and access to the enclosed IN-SUITE LAUNDRY. Further adding to your convenience are HEATED UNDERGROUND PARKING, A SEPARATE STORAGE LOCKER, BIKE STORAGE, CAR WASH, A PARTY ROOM, A FULL-TIME CONCIERGE (no more lost packages!) and a fantastic OUTDOOR PATIO with barbeques encouraging warm weather gatherings with guests and neighbours. Truly an exceptional condo in an amenity-rich building that is an outdoor lover's dream - walk or bike downtown, stroll along the river or visit the many shops, cafes and restaurants that the inner city has to offer. Close to the future green line and the new redevelopment site planned for the old market area, the downtown free fair zone and across the river from vibrant Kensington. This outstanding location has it all!

Built in 2006

### **Essential Information**

MLS® #	A2199088
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1507, 920 5 Avenue Sw
---------	-----------------------

Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5P6

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Party Room, Secured Parking, Storage, Roof Deck
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	27
Basement	None

### Exterior

Exterior Features	BBQ gas line
Lot Description	Views
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	March 7th, 2025
Days on Market	56
Zoning	CR20-C20

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.