

# \$412,000 - 1707, 920 5 Avenue Sw, Calgary

MLS® #A2247090

**\$412,000**

2 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome to this bright and stylish 2-bedroom, 2-bathroom condo in the heart of downtown Calgary. With a sunny south exposure, this unit is bathed in natural light and offers gorgeous city views from nearly every room. The open-concept layout is perfectly designed for both entertaining and everyday living, with the kitchen as the true centerpiece. Here, you'll find granite countertops, full-height cabinetry, a peninsula island with breakfast bar, and stainless steel appliances. The adjacent dining area flows seamlessly into the inviting living room, where a cozy gas fireplace adds warmth and charm. Step out onto your south-facing balcony—complete with a BBQ gas line—and take in the city skyline while you sip your morning coffee or host summer gatherings. The thoughtful floor plan separates the two bedrooms for maximum privacy. The primary suite features a large walk-in closet, a private 4-piece ensuite, and stunning views through oversized windows. The second bedroom has cheater access to a well-appointed 3-piece bath—ideal for guests or roommates. A flex area provides you with a built-in desk, while the in-suite laundry is discreetly tucked away in a room with extra storage. This move-in ready condo has beautiful hardwood & tiles floors, and also includes heated underground parking, a separate storage locker, bike storage, car wash, party room, & full-time concierge service. Step outside and you're moments from the river pathways, vibrant Kensington,



the downtown free-fare zone, and countless cafes, restaurants, and shops. The upcoming Green Line and redevelopment of the old market site promise even more excitement in this already dynamic location. Downtown living doesn't get much better than this"stylish comfort, unbeatable amenities, and a view you'll never tire of.

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247090          |
| Price          | \$412,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 950               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1707, 920 5 Avenue Sw    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P5P6                   |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Car Wash, Party Room, Secured Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Parkade, Titled                                                     |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan, Storage                             |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fireplace(s), Fan Coil, Hot Water                                                                    |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| # of Stories      | 28                                                                                                   |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 28                |
| Zoning         | CR20-C20/R20      |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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