



THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #707, Calgary T2P1N4

MLS® #: **A2092043** Area: **Downtown West End** Listing Date: **04/01/24** List Price: **\$364,900**
Status: **Active** County: **Calgary** Change: **-\$5k, 22-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **596**
Low Sqft:
Ttl Sqft: **596**

DOM

48
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Playground**

Construction: **Concrete,Metal Siding ,Stone**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Electric Oven,Gas Cooktop,Microwave,Washer/Dryer**
Int Feat: **Built-in Features,High Ceilings,Pantry,Quartz Counters,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`2" x 8`1"	Dining Room	Main	9`6" x 6`6"
Bedroom - Primary	Main	10`10" x 9`1"	4pc Bathroom	Main	6`8" x 5`1"
Kitchen	Main	7`4" x 9`5"	Living Room	Main	16`0" x 9`5"
Walk-In Closet	Main	6`1" x 6`8"	Laundry	Main	6`7" x 5`2"

Legal/Tax/Financial

Condo Fee: **\$438** Title: **Fee Simple** Zoning: **DC**
Fee Freq: **Monthly**

Legal Desc: **1711869**

Remarks

Pub Rmks:	<p>Discover urban living perfected in this exquisite one-bedroom, one-bath condo, nestled on the 7th floor of the prestigious Avenue West End building in downtown Calgary. This gem stands out with its thoughtful design and luxurious amenities, offering an unmatched lifestyle in the heart of the city. Upon entering, be captivated by the bright, open-plan layout that masterfully blends living, dining, and kitchen spaces into a cohesive and inviting environment. The contemporary kitchen steals the show with its sleek white cabinetry and white quartz countertops, alongside a suite of stainless steel appliances, including a built-in refrigerator that adds to the modern elegance of the space. An inviting eating bar and innovative storage solutions enhance the kitchen's functionality and style. The living area, illuminated by natural light, leads to a serene bedroom, where comfort meets sophistication. A generous walk-in closet accompanies the bedroom, next to a luxurious 4-piece bath with in-floor heating, ensuring a spa-like experience every day. The convenience of in-suite laundry emphasizes the effortless living this condo provides. Step onto your private balcony for breathtaking views of downtown Calgary, an ideal backdrop for both tranquil mornings and vibrant evenings. This condo's allure is amplified by its array of premium amenities, including one titled underground parking stall, a titled storage locker, concierge service, a state-of-the-art fitness center, bike storage, and a dog wash station. Situated in a prime location, this residence offers easy access to the best Calgary has to offer: Bow River pathways, parks, shopping, dining, the LRT, and more, are all within easy reach. Unit 707 redefines downtown living, blending luxury, convenience, and style seamlessly. It presents a unique opportunity for those seeking a sophisticated urban lifestyle or an excellent investment. Experience the best of downtown Calgary. Book your private viewing today.</p>
Inclusions:	N/A
Property Listed By:	GREATER PROPERTY GROUP

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





