



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1025 5 Avenue #1707, Calgary T2P 1N4**

MLS® #: **A2117932** Area: **Downtown West End** Listing Date: **03/27/24** List Price: **\$373,000**  
Status: **Active** County: **Calgary** Change: **-\$17k, 04-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: **611**  
Low Sqft:  
Ttl Sqft: **611**

DOM

**53**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage, Parkade, Secured, Stall, Titled, Underground**

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony, Courtyard, Private Entrance**

Construction: **Concrete**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Freezer, Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 8`4"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>16`5" x 12`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`9" x 5`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`6" x 2`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 9`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee: **\$456** Title: **Fee Simple** Zoning: **DC**  
Fee Freq:

Legal Desc:	1711869	Monthly	Remarks
Pub Rmks:	<p><b>Perched high on the 17th floor of the prestigious Avenue West End building, this exquisite one-bedroom condo offers an unparalleled panorama of downtown and cityscapes. Bathed in natural light, the open-plan layout welcomes you with gleaming hardwood floors, seamlessly connecting spacious living and dining areas to a kitchen that's as stylish as it is functional. Adorned with white quartz countertops, rich dark cabinetry, and a suite of stainless steel appliances, the kitchen exudes modern elegance, complemented by a cozy eating bar and cleverly designed wall storage. Retreat to the bedroom, where a generous walk-in closet awaits, while the luxurious 4-piece bath pampers with in-floor heating. Convenience meets sophistication with in-suite laundry facilities, ensuring effortless living. Step outside onto the private south-facing balcony, perfect for basking in sunny afternoons or soaking in the mesmerizing city lights after dusk. Adding to the allure, this condo boasts coveted amenities including one titled underground parking stall and a titled storage locker for your convenience. Indulge in the perks of urban living with concierge service, a well-equipped fitness center, bike storage, and even a dog wash facility. Centrally positioned, this residence offers unparalleled access to the best of Calgary living, with the Bow River pathways, parks, shopping, dining, the LRT, and the vibrant Kensington district just moments away. Experience luxury, convenience, and breathtaking views in this urban oasis.</b></p>		
Inclusions:	<b>None.</b>		
Property Listed By:	<b>RE/MAX Real Estate (Central)</b>		

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

















