



THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #1204, Calgary T2P 1N4

MLS® #: **A2119731** Area: **Downtown West End** Listing Date: **04/02/24** List Price: **\$619,900**
Status: **Active** County: **Calgary** Change: **None** 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: **821**
Low Sqft:
Ttl Sqft: **821**

DOM

47
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Freezer,Gas Cooktop,Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Kitchen
Balcony
Laundry
Bedroom
5pc Ensuite bath

Main
Main
Main
Main
Main

11`6" x 8`6"
15`4" x 6`2"
2`6" x 2`6"
9`6" x 9`2"
8`0" x 7`10"

Dining Room
Living Room
Bedroom - Primary
3pc Bathroom

Main
Main
Main
Main

11`4" x 5`10"
11`6" x 10`2"
10`4" x 10`2"
8`6" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$578

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1711869**

Remarks

Pub Rmks: **Big Bright 2-Bedroom, 2-Bath on the 12th floor with a fantastic Cressy kitchen featuring; gas stove, integrated fridge and freezer, quartz counter tops, built-in pantry, and more. Retreat to the bedroom, where a generous walk-in closet with built-ins awaits, while the luxurious 4-piece bath pampers with in-floor heating and in-suite laundry facilities, ensuring effortless living. Step outside onto the private North / West -facing balcony, perfect for watching the sunsets and river views. Features include: Floor to ceiling windows, upgraded hardwood, custom built-ins, large balcony with river view, 9ft Ceilings, A/C, storage locker, 1 prime parking stall, bike storage, dog wash, gorgeous lobby, concierge, gym and underground visitor parking for your guests. 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.**

Inclusions:
Property Listed By: **N/A
Boutique Properties Inc.**

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











