



THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #309, Calgary T2P1N4

MLS® #: **A2136214** Area: **Downtown West End** Listing Date: **06/02/24** List Price: **\$359,000**
Status: **Active** County: **Calgary** Change: **-\$11k, 12-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **576**
Low Sqft:
Ttl Sqft: **576**

DOM

106
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Storage**

Construction: **Concrete,Glass**
Flooring: **Carpet,Subfloor,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Electric Range,Built-In Freezer,Built-In Refrigerator,Dishwasher,Dryer,Microwave,Washer**
Int Feat: **Built-in Features,Elevator,Kitchen Island,Wired for Data**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Storage	Main	4`10" x 6`7"	Entrance	Main	6`3" x 5`2"
Furnace/Utility Room	Main	2`5" x 3`0"	4pc Bathroom	Main	6`9" x 8`5"
Kitchen	Main	9`5" x 8`6"	Dining Room	Main	9`4" x 8`8"
Living/Dining Room Combination	Main	12`3" x 10`6"	Bedroom - Primary	Main	8`10" x 11`3"
Walk-In Closet	Main	5`11" x 6`9"	Balcony	Main	8`3" x 7`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$438

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1711869

Remarks

Pub Rmks: **Beautiful great view, executive one bed room, one bath, heated floor, in condo washer dryer, spacious living room, dining area, counter top. Built-in appliances, beautiful building. KITCHEN: • Calgary's first ever CresseyKitchen™ design. A revolutionized space that feels remarkably larger • Enjoy the luxury and added space of 48-inches of fully integrated refrigeration by Blomberg • Gas cooktop, wall oven and built-in microwave • Built-in wine rack for your favourite vintages BATH: • Radiant heated porcelain tile flooring in ensuite or main bathroom • Marble countertops and matching backsplash • Custom bathroom vanity with soft-close hardware • Store necessities discreetly in a sleek and convenient mirrored medicine cabinet LIVING: • Air conditioning in all homes • Real hardwood flooring in main living areas • Overheight ceilings for an airy feel • Attractive rollerblinds on all windows EXTRAS: • Impressive outdoor balcony, patio or terrace • Designated, secured underground parking spot • Convenient storage locker for extra furniture, gear or seasonal items**

Inclusions: none
Property Listed By: SkaiRise Realty

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











