



THE A-TEAM

RE/MAX FIRST

1025 5 Avenue #901, Calgary T2P 1N4

MLS#: A2147802 Area: Downtown West End Listing: 07/08/24 List Price: \$574,988
Status: Active County: Calgary Change: -\$15k, 16-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2017
Finished Floor Area
Abv Sqft: 937
Low Sqft:
Ttl Sqft: 937

DOM

166
Layout
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: High-Rise (5+)

Access:
Lot Feat:
Park Feat: Heated Garage, Titled, Underground

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Central, Forced Air
Sewer:
Ext Feat: Balcony
Construction: Concrete, Stone
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt:
Kitchen Appl: Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garburator, Gas Cooktop, Range Hood, Washer/Dryer, Window Coverings
Int Feat: Built-in Features, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom - Primary, Dining Room, Kitchen, etc.

Legal/Tax/Financial

Condo Fee:
\$649

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1711869;96**

Remarks

Pub Rmks: **OPEN HOUSE, SUNDAY JULY 28@1-3PM. The Avenue West End condominium is well known with its unique feature of highlighted river view, steps to the Bow River attractions and LRT. As you enter this fully air-conditioned unit, the main floor open-concept layout includes a brightened office space with extra storage closet. The secondary bedroom next to the office is surprisingly impressive with wonderful enough sunlight both in winter and summer. The hallway leads you back to the main entrance where you will find the secondary bathroom. Back to another end of the hallway. High quality finished kitchen includes a fully-integrated built-in refrigerator, oven, microwave, stainless steel gas cooktop, hood fan, and dishwasher. Living room has loaded lights with expansive windows, and connects a south facing balcony to maximize the Bow River Views and day lights. The south facing primary bedroom not only gives the best view of the river but also provides the warmer and cozy sunlight in all winter time. It also comes with a 5 piece ensuite full bathrooms and a larger closet with organizers. Also, the amenities includes FITNESS Centre, 24-hour security & concierge service, pet wash station, etc. which give all kinds of care for its residents. This lovely unit is Available for immediate possession. Do not miss this chance and book your private showing today!**

Inclusions: **None**
Property Listed By: **Homecare Realty Ltd.**

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











