



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1025 5 Avenue #901, Calgary T2P 1N4**

MLS® #: **A2147802**      Area: **Downtown West End**      Listing Date: **07/08/24**      List Price: **\$590,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$19k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**136**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

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

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 10`1"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`5" x 4`1"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`1" x 7`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`4" x 10`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`5" x 10`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 10`4"</b>
<b>Office</b>	<b>Main</b>	<b>8`1" x 6`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 10`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`11" x 4`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`11" x 2`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`1"</b>	<b>Entrance</b>	<b>Main</b>	<b>8`1" x 1`4"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>2`7" x 2`7"</b>	<b>Balcony</b>	<b>Main</b>	<b>6`7" x 10`9"</b>

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**



















