



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: **\$549,500**
 Status: **Active** County: **Calgary** Change: **-\$25k, 10-Feb** 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: **937**
 Low Sqft:
 Ttl Sqft: **937**

DOM

229
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>
Bedroom - Primary	Main	10`0" x 10`1"	Walk-In Closet	Main	4`5" x 4`1"
5pc Ensuite bath	Main	9`1" x 7`6"	Living Room	Main	12`4" x 10`8"
Dining Room	Main	7`5" x 10`8"	Kitchen	Main	8`6" x 10`4"
Office	Main	8`1" x 6`11"	Bedroom	Main	9`8" x 10`0"
Walk-In Closet	Main	5`11" x 4`5"	Laundry	Main	3`11" x 2`6"
3pc Bathroom	Main	4`11" x 8`1"	Entrance	Main	8`1" x 1`4"
Furnace/Utility Room	Main	2`7" x 2`7"	Balcony	Main	6`7" x 10`9"

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











