



THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #513, Calgary T2P1N4

MLS® #: **A2161111** Area: **Downtown West End** Listing Date: **08/28/24** List Price: **\$369,900**
 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:

Access:
 Lot Feat:
 Park Feat:

Titled, Underground

Finished Floor Area

Abv Sqft: **590**
 Low Sqft:
 Ttl Sqft: **590**

DOM

21
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Concrete**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Freezer, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings**
 Int Feat:
 Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	5`2" x 6`8"	4pc Bathroom	Main	7`8" x 8`1"
Kitchen	Main	11`5" x 8`6"	Living Room	Main	9`4" x 12`9"
Dining Room	Main	10`0" x 7`1"	Bedroom - Primary	Main	8`10" x 10`10"
Walk-In Closet	Main	6`8" x 5`10"			

Legal/Tax/Financial

Condo Fee: **\$438** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1711869**

Remarks

Pub Rmks: **Discover urban living at its finest with this beautiful 1-bedroom condo at Avenue West End. Nestled in the vibrant downtown core, this contemporary unit offers a perfect blend of luxury and convenience. Step into a bright and spacious open-concept living area, featuring floor-to-ceiling windows that bathe the space in natural light. The chef inspired kitchen features a 5 burner gas cooktop, quartz countertops, under cabinet lighting, built in fridge and freezer with wood panelling and sleek cabinetry. The bathroom has a large counter space, lots of storage including a medicine cabinet, a cubby within the tile, and in floor heating. The large bedroom connects to an oversize walk-in closet with custom built-ins. This suite also includes in-suite laundry with added storage, a private balcony, and access to premium amenities such as a fully equipped fitness center, concierge service, and secure underground parking. For first time buyers and investors, all the furniture and household items are available for purchase at a big discount so the suite could be easily move in ready. This suite was previously rented furnished for \$2700/month. Located just steps from the Bow River and an array of dining, shopping, and entertainment options, this condo is ideal for professionals and urban enthusiasts alike. Schedule your viewing today!**

Inclusions: n/a
Property Listed By: **City Homes Realty**

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