



THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #610, Calgary T2P 1N4

MLS®#: **A2168131** Area: **Downtown West End** Listing Date: **09/26/24** List Price: **\$355,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **605**
 Low Sqft:
 Ttl Sqft: **605**

DOM

86
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Central, Heat Pump, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings**
 Int Feat: **Closet Organizers, Open Floorplan, See Remarks, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`1" x 8`8"	Living/Dining Room Combination	Main	9`4" x 20`3"
Kitchen	Main	9`4" x 8`5"	4pc Bathroom	Main	8`4" x 7`7"
Laundry	Main	6`5" x 5`1"	Entrance	Main	5`1" x 6`2"

Legal/Tax/Financial

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

Monthly

Legal Desc: **1711869**

Remarks

Pub Rmks: **Luxury! Discover urban living at its finest with this beautiful 1-bedroom condo at Avenue West End. Step into a bright and spacious open-concept living area. The modern kitchen features sleek cabinetry throughout and top-of-the-line stainless steel appliances including gas cook top, built-in wall oven and microwave, built-in wall fridge! The bathroom has a large counter space with beautiful tile with in-floor radiant heat, soft close cabinets, and sleek storage cabinets. The primary suite comes with a spacious walk-in closet, and the entire unit has modern hardwood floor throughout. This condo comes with central A/C, in-suite laundry with added storage, a private balcony, and access to premium amenities such as a fully equipped fitness center and concierge service. To make this a better home, it includes a titled underground parking, and titled underground storage locker. No Short Term Rental permitted in the condo. Just steps from the Bow River pathways, amenities of Kensington, steps to the downtown office, and across the street from a dog park . Nestled in the vibrant downtown core, this contemporary unit offers a perfect blend of luxury and convenience. This condo is ideal for professionals and urban enthusiasts alike. Currently is tenanted with a lease ending in April 30 2025. Schedule your viewing today!**

Inclusions: **N/A**

Property Listed By: **YMK Real Estate & Management Inc.**

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