

1025 5 Avenue #1102, Calgary T2P1N4

MLS®#: **A2177675** Area: **Downtown West End** Listing Date: **11/06/24** List Price: **\$400,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 02-Dec** 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

27
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Finished Floor Area
 Abv Sqft: **699**
 Low Sqft:
 Ttl Sqft: **699**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Heat Pump**
 Sewer:
 Ext Feat: **Balcony,Lighting**
 Construction: **Concrete**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	6`4" x 6`8"	Entrance	Main	5`4" x 11`7"
2pc Bathroom	Main	5`6" x 5`1"	Laundry	Main	2`10" x 2`5"
Kitchen With Eating Area	Main	8`6" x 10`5"	Living Room	Main	18`9" x 10`5"
Bedroom - Primary	Main	10`1" x 10`3"	Walk-In Closet	Main	4`5" x 4`4"
6pc Ensuite bath	Main	9`10" x 7`7"	Balcony	Main	10`3" x 6`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$529

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 1711869

Remarks

Pub Rmks: **Elevate your lifestyle on the 11th floor with this luxurious 1 Bedroom + DEN condo in Calgary's vibrant downtown West End! Indulge in breathtaking WEST-FACING VIEWS of the Bow River and lush parklands, all from your own sanctuary. Designed with a chic, open-concept layout, this unit exudes elegance and sophistication. Floor-to-ceiling windows bathe the space in natural light, highlighting the beautiful flooring that flows throughout. The kitchen is a chef's dream, featuring sleek quartz countertops, a double fridge/freezer, and high-end appliances that make cooking a pleasure. Entertain in style with the seamless flow from the dining area to the bright and airy living room, perfect for gatherings or quiet evenings. The master suite is a haven of luxury, complete with a walk-in closet and a lavish 6-piece ensuite featuring his and hers sinks, marble counters. An additional full bathroom, a versatile office/den space, and in-suite laundry complete this impeccably designed home. Your titled parking and storage are conveniently located in the secure heated underground, adding ease to your urban lifestyle. Avenue West End is more than just a residence; it's a lifestyle. Enjoy the spacious, high-end fitness facility and the reassurance of 24/7 concierge service. Step outside to explore trendy restaurants, upscale shopping, and endless entertainment options. Prince's Island Park is just a stroll away, and the C-Train station a block over makes commuting effortless. Embrace the pinnacle of downtown living in this stunning 11th-floor unit—your perfect blend of elegance, convenience, and breathtaking views awaits! Don't miss this rare opportunity to call Calgary's most dynamic neighborhood home.**

Inclusions: N/A
Property Listed By: Grand Realty

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









