



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1025 5AVE SW #1606, Calgary T2P 1N4**

MLS®#: **A2178579**      Area: **Downtown West End**      Listing Date: **11/11/24**      List Price: **\$398,888**  
 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: **Underground**

Finished Floor Area  
 Abv Sqft: **528**  
 Low Sqft:  
 Ttl Sqft: **528**

DOM

**9**  
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: **Forced Air**  
 Sewer:  
 Ext Feat: **Storage**

Construction: **Concrete**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Range,Built-In Refrigerator,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Gas Cooktop**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`2" x 9`8"</b>	<b>Entrance</b>	<b>Main</b>	<b>3`10" x 2`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`9" x 15`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 9`0"</b>
<b>Storage</b>	<b>Main</b>	<b>5`6" x 6`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`10" x 5`10"</b>			

Legal/Tax/Financial

Condo Fee: **\$386**      Title: **Fee Simple**      Zoning: **DC**

Legal Desc: 1711869;150

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Welcome to this beautiful condo located on the 16th floor in the avenue! Buy this home! You can get city view balcony, city view living room, city view kitchen, city view bedroom. It is the best floor plan with city views in the building! Why buying or living in AVENUE? 1)Facilities and amenities: Gym, Dog wash area, Bike Workshop, Visitor Parking, and Storage 2)Tons of fancy restaurants and grocery shopping nearby 3)5 mins walk to the free fare zone train station (West Kerby Station) 4)Less than 10 mins walk from the bow river walking path Buy this home! You can get city view balcony, city view living room, city view kitchen, city view bedroom. It is the best floor plan with city views in the building!**

Inclusions: **Furniture maybe negotiable for extra price**

Property Listed By: **Grand Realty**

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













