

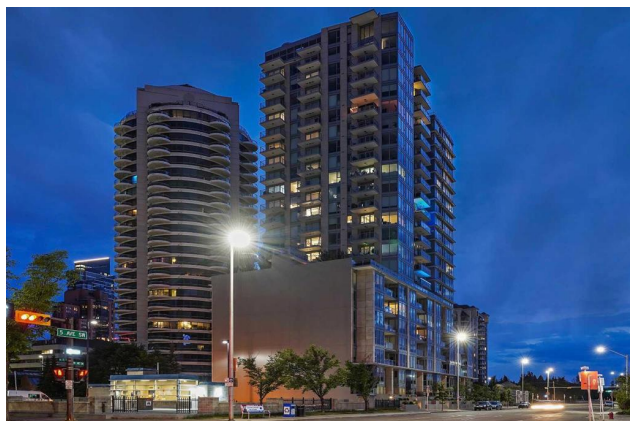


THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #703, Calgary T2P 1N4

MLS®#: **A2178640** Area: **Downtown West End** Listing Date: **11/20/24** List Price: **\$624,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,082**
Low Sqft:
Ttl Sqft: **1,082**

DOM

13
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,Parkade,Titled,Underground**

Utilities and Features

Roof: **Flat**
Heating: **Central,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,ENERGY STAR Qualified Washer,Garburator,Gas Cooktop,Microwave,Range Hood**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|-------|---------------|
| Foyer | Main | 12`9" x 3`6" |
| Laundry | Main | 2`6" x 2`5" |
| Bedroom | Main | 10`1" x 9`9" |
| Dining Room | Main | 13`10" x 7`3" |
| Balcony | Main | 11`2" x 6`6" |
| 4pc Ensuite bath | Main | 8`2" x 8`1" |

| Room | Level | Dimensions |
|-------------------|-------|---------------|
| Office | Main | 8`0" x 4`9" |
| 4pc Bathroom | Main | 9`4" x 4`11" |
| Kitchen | Main | 16`7" x 8`5" |
| Living Room | Main | 13`10" x 9`2" |
| Bedroom - Primary | Main | 12`6" x 11`7" |

Legal/Tax/Financial

Condo Fee:
\$812

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1711869**

Remarks

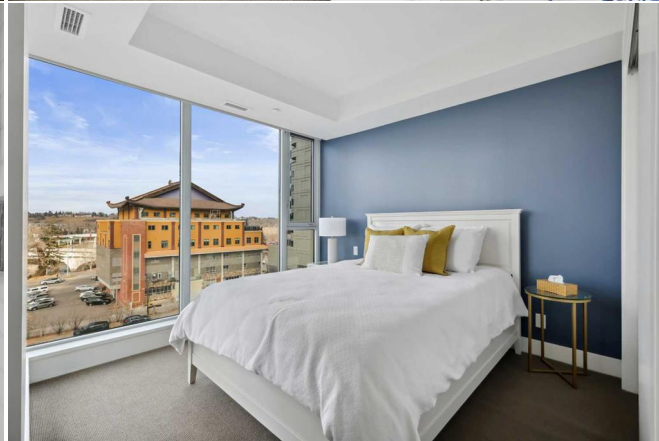
Pub Rmks: **Welcome to one of Calgary's most sought-after addresses. Downtown West End—a neighborhood recognized in the 2024 Liveability Report as one of Canada's top locations for quality of life. Step into this exquisite corner unit in the Avenue building, where sophistication meets comfort at every turn. Situated on the 7th floor, this spacious 2bed, 2bath + den unit offers breathtaking views of the Bow River Valley, the majestic Rocky Mountains, and the picturesque pathways below. From the moment you enter, you'll be captivated by the open-concept layout, featuring rich hardwood floors and modern finishes that exude timeless elegance. The gourmet kitchen is a chef's dream, with custom cabinetry, built-in pantry, sleek quartz countertops, and top-of-the-line stainless steel appliances, including a built-in oven, a 5-burner gas cooktop and 2 built-in refrigerator & freezers. A functional eating bar and built-in wine rack adds to the kitchen's appeal, perfect for casual dining or entertaining. The living and dining areas are bathed in natural light, thanks to expansive floor-to-ceiling windows, while the private sunny balcony provides an ideal spot to unwind and enjoy the sunset over the Bow River. The primary retreat is a true sanctuary, complete with a generous walk-through closet with built ins and a luxurious 4pc ensuite, offering heated floors for added comfort. The spacious second bedroom also features a large closet and ample space for guests. The thoughtful layout also boasts a beautifully appointed den, with a built-in desk, making it a perfect space for a home office or study. Additional conveniences include in-suite laundry, ample storage, and a titled parking stall alongside a Titled storage locker. The Avenue building offers a list of services, including concierge service (7 days a week, 8AM to 6PM), a full gym, pet wash station, bicycle storage and heated underground parking with plenty of visitor stalls for guests. Only a short walking distance to the Core Shopping Centre, Co-Op, West Kerby Station, and an array of local dining, this location is unparalleled for convenience and lifestyle. The +15 Walkway and river pathway is only a block away, and the vibrant communities of Kensington and Prince Island Park are only minutes from your doorstep. Owners rave about the welcoming, warm sense of community in this building and the unbeatable views, as well as the off-leash dog park just across the street—a true haven for pet owners. With its prime location, luxurious features, and exceptional amenities, this residence offers the best of downtown living. Don't miss the opportunity to make this prestigious address your new home!**

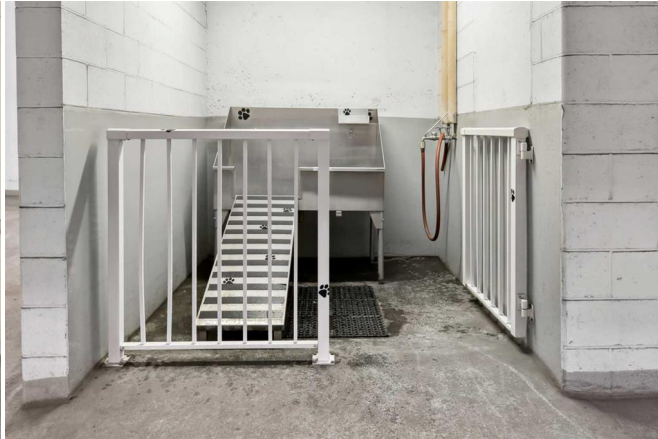
Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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









#703 1025 5TH AVENUE SW
 MAIN LEVEL (SQ. FT.) - 1,082.73 SQ. FT. / 100.53 SF
 MAIN LEVEL (SQ. FT.) - 1,082.73 SQ. FT. / 100.53 SF
 TOTAL ABOVE GRADE RMS SIZE - 1,082.73 SQ. FT. / 100.53 SF

