

**1025 5 Avenue #309, Calgary T2P 1N4**

MLS® #: **A2182847** Area: **Downtown West End** Listing Date: **12/20/24** List Price: **\$365,000**  
 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:

Finished Floor Area  
 Abv Sqft: **576**  
 Low Sqft:  
 Ttl Sqft: **576**

**Underground**

DOM

**1**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Built-In Electric Range,Built-In Freezer,Built-In Refrigerator,Dishwasher,Microwave,Range Hood,Washer/Dryer**  
 Int Feat: **Built-in Features,Elevator,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Storage	Suite	4' 10" x 6' 7"	Entrance	Main	6' 3" x 5' 2"
4pc Bathroom	Main	6' 9" x 8' 5"	Kitchen With Eating Area	Main	9' 5" x 8' 6"
Dining Room	Main	9' 4" x 8' 8"	Living Room	Main	12' 3" x 10' 6"
Bedroom - Primary	Main	8' 10" x 11' 3"	Walk-In Closet	Main	5' 11" x 6' 9"
Balcony	Main	8' 3" x 7' 6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$438

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 1711869

Remarks

Pub Rmks: **Welcome to this exquisite, thoughtfully designed 1-bedroom, 1-bathroom condo located in one of the most sought-after areas of the city. Situated along 5th Avenue, this luxurious residence offers modern elegance with every feature you could dream of, making it the perfect urban retreat. Enjoy sweeping, unobstructed views of the Bow River and surrounding downtown skyline from your expansive balcony. Whether it's the serene riverfront mornings or the vibrant city lights at night, this condo offers an ever-changing backdrop of natural beauty. From the moment you step inside, you'll notice the high-end finishes throughout, starting with engineered hardwood flooring that provides both warmth and sophistication. The open-concept living space feels larger than life, thanks to the CresseyKitchen™ design, which optimizes every square inch for a truly spacious and functional layout. The heart of this home is the beautifully appointed kitchen, featuring sleek, high-end cabinetry, a gas cooktop, and built-in appliances that allow you to cook and entertain in style. The custom-designed space also includes soft-close hardware and a refined, modern aesthetic that is perfect for both everyday living and hosting guests. The spa-like bathroom boasts a custom vanity with soft-close drawers, elegant fixtures, and heated floors that provide a touch of luxury every day. The high-end design and thoughtful layout create a calming retreat where you can unwind in comfort. For your convenience and comfort, this condo is equipped with air-conditioning, allowing you to stay cool on warm summer days, and in-suite laundry that adds to the ease of living in this immaculate space. This unit comes complete with titled parking and titled storage, ensuring ample room for your vehicle and belongings. The unit's large balcony extends the living space outdoors, making it perfect for enjoying your morning coffee or evening cocktails while taking in the views. Location, Location, Location. Situated in the heart of downtown, this condo offers easy access to a wealth of amenities, including trendy cafes, fine dining, shopping, and recreational options. Whether you're commuting to work, or enjoying everything the city has to offer, you'll love the vibrant lifestyle this location provides. This condo represents the perfect blend of modern design, functionality, and unbeatable views. Don't miss out on the chance to make this incredible space your own—schedule a showing today!**

Inclusions: **Built-in Electric Range, Built-in Freezer, Built-in Refrigerator, Dishwasher, Washer/ Dryer, Microwave, Range Hood**

Property Listed By: **Century 21 Bravo Realty**

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







