



THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #1107, Calgary T2P1N4

MLS® #: **A2184456** Area: **Downtown West End** Listing Date: **01/05/25** List Price: **\$380,000**
 Status: **Pending** 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: **590**
 Low Sqft:
 Ttl Sqft: **590**

DOM

17
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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**
 Utilities:

Room Information

Room	Level	Dimensions
Den	Main	6`4" x 6`8"
Laundry	Main	2`11" x 2`5"
Living Room	Main	10`8" x 10`1"
Walk-In Closet	Main	5`9" x 4`9"
Dining Room	Main	5`6" x 11`9"
Entrance	Main	6`0" x 5`1"

Room	Level	Dimensions
Entrance	Main	5`4" x 11`7"
Kitchen With Eating Area	Main	8`9" x 11`10"
Bedroom - Primary	Main	9`11" x 11`0"
Balcony	Main	6`1" x 10`8"
4pc Bathroom	Main	6`4" x 8`4"

Legal/Tax/Financial

Condo Fee:
\$491

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1711869**

Remarks

Pub Rmks: **Discover elevated living on the 11th floor in this sophisticated 1-bedroom condo, perfectly situated in Calgary's vibrant downtown West End. Boasting a contemporary, open-concept design, this residence radiates style and refinement. Floor-to-ceiling windows flood the space with natural light, complementing the elegant flooring that extends throughout. The kitchen is a culinary enthusiast's dream, featuring quartz countertops, a double fridge/freezer, and premium appliances designed to inspire. The open dining area seamlessly connects to the bright and inviting living room, making it ideal for both entertaining and relaxing. Retreat to the luxurious master suite, complete with a walk-in closet and a spa-like ensuite adorned with marble finishes. For added convenience, in-suite laundry ensures effortless daily living. This exceptional condo includes titled parking and storage in a secure, heated underground facility, offering convenience and peace of mind. Avenue West End provides a lifestyle that goes beyond the ordinary, with a state-of-the-art fitness center and 24/7 concierge services to meet your every need. Step outside and immerse yourself in the dynamic neighborhood, filled with trendy restaurants, boutique shops, and endless entertainment. Enjoy a leisurely walk to Prince's Island Park or take advantage of the nearby C-Train station for seamless commuting. This 11th-floor gem offers the perfect blend of luxury, comfort, and urban vibrancy. Don't miss your chance to experience downtown Calgary living at its finest—make this extraordinary residence your new home today!**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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









