



THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #1606, Calgary T2P 1N4

MLS®#: **A2186776** Area: **Downtown West End** Listing Date: **01/07/25** List Price: **\$379,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar:
 Lot Shape:

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

DOM

15
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

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>
Kitchen With Eating Area	Main	10`2" x 9`8"	Living Room	Main	10`9" x 15`0"
Bedroom - Primary	Main	9`10" x 9`0"	Storage	Main	5`6" x 6`10"
4pc Bathroom	Main	8`4" x 4`10"			

Legal/Tax/Financial

Condo Fee: **\$415** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

1711869;150

Monthly

Remarks

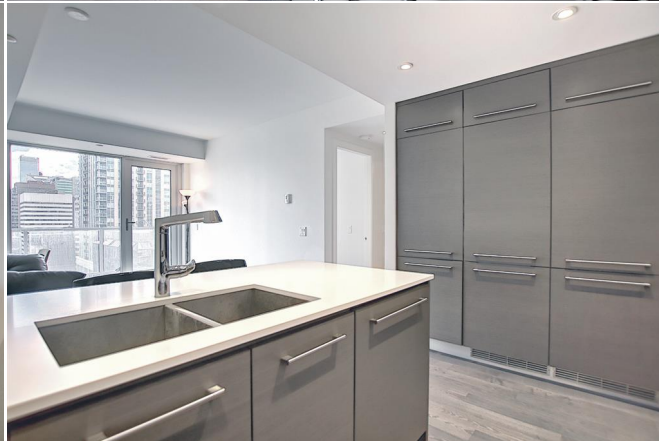
Pub Rmks: **City View! Unobstructed views from every spaces in your unit! Welcome to this beautiful condo located on the 16th floor in the downtown West End. The unit has amazing city view. This high-end luxury unit is equipped with a built-in fridge and high-end appliances. It's conveniently located near the river, grocery stores, and numerous restaurants, allowing you to fully enjoy downtown living. Come see it before it's gone!**

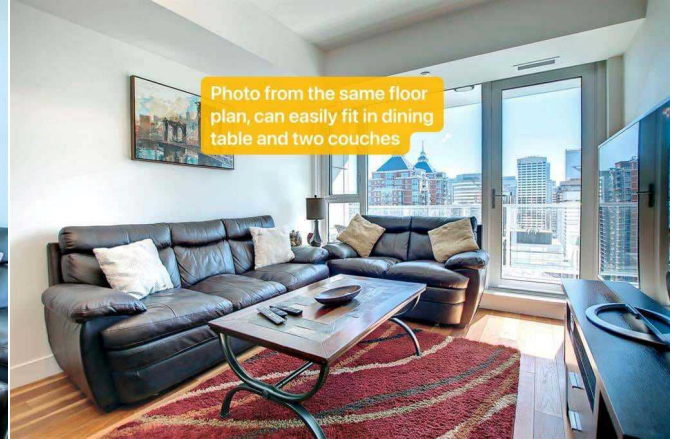
Inclusions: **Seller wishes to sell the furniture for extra cost. Some furniture is one year new.**

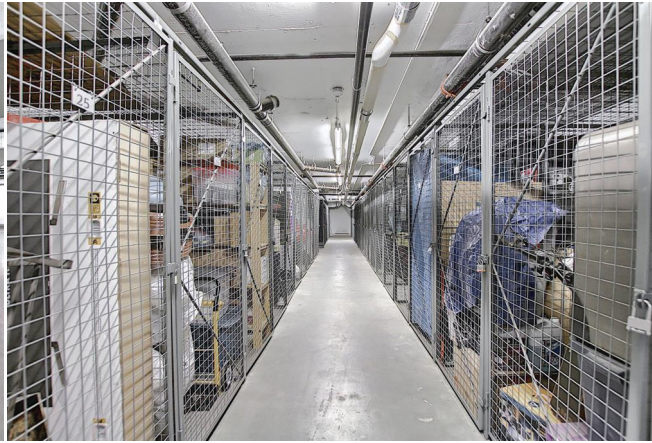
Property Listed By: **Grand Realty**

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









City view bedroom at nite 🌃