



THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #1003, Calgary T2P 1N4

MLS® #: **A2192325** Area: **Downtown West End** Listing Date: **02/04/25** List Price: **\$600,000**
 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:

Underground

Finished Floor Area

Abv Sqft: **1,045**
 Low Sqft:
 Ttl Sqft: **1,045**

DOM

60

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Heat Pump,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Siding ,Stone**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`5" x 4`11"	5pc Ensuite bath	Main	8`5" x 8`2"
Bedroom	Main	12`8" x 11`6"	Foyer	Main	4`7" x 9`7"
Kitchen	Main	19`10" x 9`2"	Living Room	Main	16`8" x 14`8"
Bedroom - Primary	Main	11`7" x 15`6"			

Legal/Tax/Financial

Condo Fee: **\$793** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1711869**

Remarks

Pub Rmks: **This corner unit offers breathtaking river and city views from every room. Just steps away from a wealth of amenities, including dining, entertainment, and shopping, this location is perfect for those seeking a walkable lifestyle. With the LRT only 200 meters away, public transit is a breeze, and you'll also be in the catchment area for Western Canada High School, one of Alberta's top-rated schools. As you enter, you'll be captivated by the modern open-concept layout, flooded with natural light through floor-to-ceiling windows. The gourmet kitchen will inspire any home chef, featuring upgraded stainless steel appliances, quartz countertops, a wall oven, a gas cooktop, chic cabinetry, and a pantry wall for extra storage. The spacious living room provides an ideal setting for relaxation, surrounded by stunning views. The thoughtfully designed bedrooms are separated for privacy, with the master offering sweeping river views, while the second bedroom boasts a skyline view. Both bathrooms feature luxurious marble countertops and European-style chrome faucets. The ensuite bath is a spa-like retreat, complete with dual sinks, a walk-in shower with gorgeous tile detailing, and a frameless glass door. Step outside to the private balcony, where you can take in panoramic views of downtown and the Bow River. Additional features include a titled underground parking stall, a titled storage unit, and access to top-tier amenities such as concierge service, security, a pet wash station, fitness room, air conditioning, bike repair workshop, and heated guest parking. Avenue West End provides a truly exceptional living experience, offering a blend of modern design, unparalleled views, and a prime location. Enjoy easy access to the Bow River pathway, Prince Island Park, trendy Kensington Village, and Calgary's central business district.**

Inclusions: **N/A**
Property Listed By: **Top Producer Realty and Property Management**

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









