

1025 5 Avenue #1806, Calgary T2P 0P2

MLS® #: **A2193215** Area: **Downtown West End** Listing Date: **02/07/25** List Price: **\$365,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 01-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **524**
 Low Sqft:
 Ttl Sqft: **524**

DOM

64
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt** Construction:
 Heating: **Forced Air** **Concrete**
 Sewer: Flooring:
 Ext Feat: **Balcony** **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`11" x 3`8"	Kitchen	Main	6`4" x 8`4"
Dining Room	Main	10`8" x 6`10"	Living Room	Main	10`8" x 8`10"
Balcony	Main	11`9" x 5`9"	Bedroom	Main	9`11" x 9`2"
Laundry	Main	5`7" x 6`2"	4pc Bathroom	Main	8`4" x 4`11"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1711869**

Remarks

Pub Rmks: *** NEW PRICE * GRATE VALUE & Awesome View !! on the 18th Floor. Being called to return to the Office? Finding a sweet home and a great investment opportunity for this executive 1 bedroom suite comes with a titled parking and titled storage. The Avenue West End is next to the Bow River pathway and a designated dog park. This open-concept unit starts from the entryway and leads to the gourmet kitchen is connected to the dining room and living room space. This 9' ceiling unit is delighted with floor-to-ceiling windows and walnut hardwood floors. It also comes with an in-suite laundry. A good size bedroom next to a bathroom with in floor heating enhances the comfortable and functional living style. This high-end apartment offers the essence of urban living, providing an on-site concierge 7 days a week with monitoring security throughout the night, an impressive main lobby, a top-of-the-line gym, a pet wash area, and a bike workshop! Pursuant to work-life balance~~ Kensington is just crossing from the Peace Bridge to access many fine-dining restaurants. The west LRT line is just a block away, with easy access to all parts of downtown and the city.**

Inclusions:
Property Listed By: **None
Homecare Realty Ltd.**

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







