

601, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2117525



**\$535,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	N/A		

Embrace downtown living with this 2 bedroom, 2 bathroom Condo Apartment at the prestigious Avenue West End building in Calgary. Nestled in the heart of the city, this immaculate home boasts an expansive 820sq' interior living area. Take delight in breathtaking river views and optimal sunlight from the south-west exposure, amplified by the vast 395sq' patio - perfect for those tranquil early morning coffees or entertaining guests. Inside, high-quality hardwood floors add a touch of elegance, while the fully integrated, high-end kitchen featuring durable quartz countertops caters to your culinary desires. Enjoy the cool comfort provided by the fully air-conditioned unit, a rare find in the market! A secured underground parking spot and a storage locker offer the utmost convenience, while a full-time concierge caters to your every need. Ideal for the busy professional, this condo allows easy in-and-out access to the downtown hub and to the C-Train. Uncover the joy of downtown living in this remarkable condo. Book a viewing today!