

610, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2168131



**\$355,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	605 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

Luxury! Discover urban living at its finest with this beautiful 1-bedroom condo at Avenue West End. Step into a bright and spacious open-concept living area. The modern kitchen features sleek cabinetry throughout and top-of-the-line stainless steel appliances including gas cook top, built-in wall oven and microwave, built-in wall fridge! The bathroom has a large counter space with beautiful tile with in-floor radiant heat, soft close cabinets, and sleek storage cabinets. The primary suite comes with a spacious walk-in closet, and the entire unit has modern hardwood floor throughout. This condo comes with central A/C, in-suite laundry with added storage, a private balcony, and access to premium amenities such as a fully equipped fitness center and concierge service. To make this a better home, it includes a titled underground parking, and titled underground storage locker. No Short Term Rental permitted in the condo. Just steps from the Bow River pathways, amenities of Kensington, steps to the downtown office, and across the street from a dog park . Nestled in the vibrant downtown core, this contemporary unit offers a perfect blend of luxury and convenience. This condo is ideal for professionals and urban enthusiasts alike. Currently is tenanted with a lease ending in April 30 2025. Schedule your viewing today!