



805, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2302731



**\$570,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 741
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** None. See Member remarks.

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in the sought-after Downtown West End. Featuring a massive private patio, this home offers exceptional indoor-outdoor living&mdash;perfect for entertaining or relaxing. The upscale interior is complete with rich hardwood flooring, quality carpet, air conditioning, and in-suite laundry. The gourmet kitchen is appointed with premium built-in appliances, including a built-in refrigerator, high-end 5-burner gas stove, built-in microwave, quartz countertops, and sleek modern cabinetry. Enjoy your private outdoor space with panoramic river and city views. The open-concept layout and split-bedroom design provide both functionality and privacy. Steps to the C-Train, Bow River pathways, and Kensington&rsquo;s shops and restaurants. Full-service building with 24-hour concierge, fitness centre, dog wash, and bicycle workshop. Includes 2 titled side-by-side underground parking spaces, titled storage locker, and heated underground visitor parking. A rare opportunity to own a premium unit in one of Calgary&rsquo;s upscale downtown buildings.