



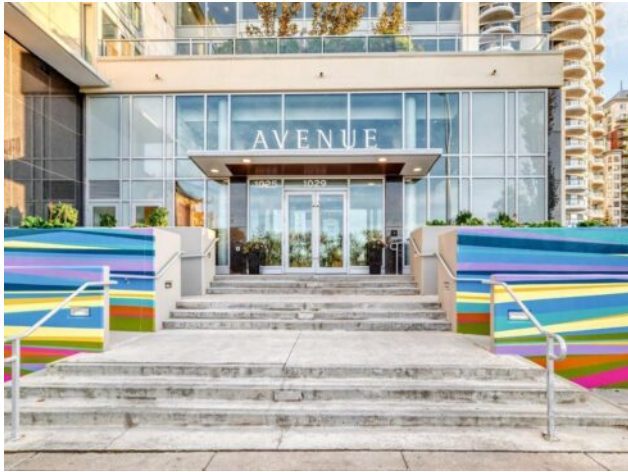
**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1004, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2308447

**\$534,999**



<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Tile	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** none

Welcome to this breathtaking 2-bedroom, 2-bathroom residence featuring an award-winning floor plan and unbeatable views from every corner. Step onto your west-facing balcony and take in stunning sunsets overlooking the Bow River and mountains. Inside, you'll find upgraded engineered hardwood floors and a chef-inspired kitchen complete with a panelled fridge, built-in oven, microwave, and a massive island—perfect for entertaining. The spacious living room includes a cozy nook, while the primary suite offers a generous walk-in closet and a luxurious ensuite with double vanity, soaker tub, and standing shower. The secondary bedroom is ideal for kids, guests, or a home office, with the second bathroom upgraded to a full standing tiled shower. This quiet, non-smoking, pet-free unit is in immaculate condition and comes with in-suite laundry, a titled underground parking stall, and a titled storage unit. Building amenities include: 24hr concierge & security Dog wash station & bike workshop in the parkade 11 visitor parking stalls Daily professional maintenance & cleaning Fitness centre and elegant lobby Mostly resident-owned units (no short-term/Airbnb rentals allowed) Located just a 3-minute walk to the Bow River pathways and 5 minutes to the Downtown West-Kerby C-Train station, you'll enjoy quick access to downtown, dining, shopping, and parks. This is the perfect blend of luxury, lifestyle, and location.