

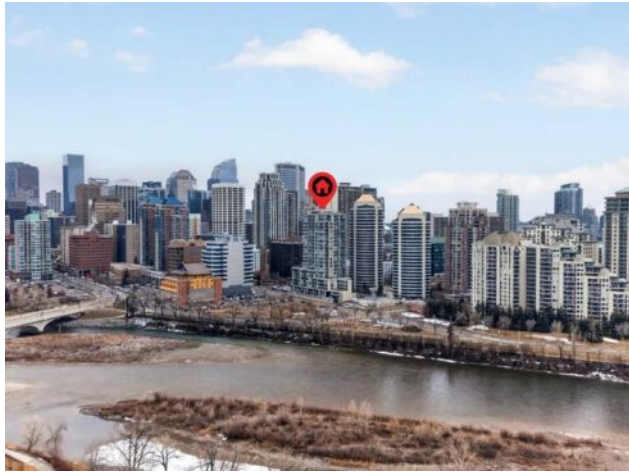


**GRASSROOTS**  
REALTY GROUP

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109, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2318755



**\$535,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, 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>	-	<b>Condo Fee:</b>	\$ 1,001
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Welcome to one of the most unique offerings in the highly sought-after Avenue West End—a beautifully designed 2-bedroom, 2.5-bathroom multi-level residence that blends the convenience of condo living with the feel of a sophisticated townhome. Also, you can operate a home business or run your business from this street-front 2-story condo. Perfectly positioned in the heart of downtown, just steps from the Bow River pathways, C-Train, parks, and everyday amenities, this pet-friendly building with 24-hour concierge service offers an unbeatable urban lifestyle. With its own private street-level entrance and an expansive elevated front terrace, this home invites seamless indoor-outdoor living—ideal for morning coffee, evening wine, or entertaining guests. Inside, the thoughtfully designed layout spans multiple levels, creating a sense of space and separation rarely found in condo living. The main floor is both stylish and functional, featuring engineered hardwood and tile flooring throughout. A welcoming living room flows effortlessly into the central dining area and a beautifully appointed kitchen. Designed with both everyday living and entertaining in mind, the kitchen showcases quartz countertops, a peninsula island with seating, full-height cabinetry, a marble backsplash, a built-in pantry, wine storage, and premium stainless-steel appliances, including a gas range and a built-in refrigerator. A versatile den with additional storage, a chic powder room, and a secondary interior entrance completes this level. Upstairs, the primary suite offers a private retreat with three organized closets and a spa-inspired ensuite featuring dual vanities, a glass walk-in shower, and heated floors. The second bedroom is generously sized and ideally located next to the main four-piece bathroom, which also includes in-suite laundry and heated tile floors—adding both

comfort and convenience. Floor-to-ceiling windows flood the home with natural light, while central air conditioning and modern roll-up blinds ensure year-round comfort. This exceptional property includes two titled underground parking stalls and a titled storage locker—an increasingly rare find in the downtown core. Residents of Avenue West End enjoy premium amenities, including a fully equipped fitness center, dog wash station, bicycle workshop, and 24-hour concierge/security service. Offering a rare combination of style, function, and location, this is an outstanding opportunity to own one of the building’s most desirable and unique floor plans