



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

907, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2331043



\$335,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	584 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 528
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: The TV and TV wall mount in the living room.

Excited to present this exceptional residence in the highly sought-after Avenue West End building, where luxury, convenience, and an unbeatable downtown lifestyle come together. Perfectly positioned on the 9th floor, this stunning corner unit offers floor-to-ceiling windows with breathtaking courtyard and city views, an open-concept layout, and premium finishes throughout. The chef-inspired kitchen features quartz countertops, a built-in gas cooktop, built-in oven and microwave, double side-by-side built-in refrigerators, full-height cabinetry, and a spacious peninsula with seating. The bright living area opens to a private glass-railed balcony, while the generous bedroom includes a walk-in closet. Additional highlights include in-floor bathroom heating, central air conditioning, in-suite laundry, titled underground parking, and a separate titled storage locker. Ideal for professionals seeking a sophisticated, low-maintenance lifestyle in the heart of downtown, this exceptional residence also presents an outstanding opportunity for investors looking to add a luxury rental property to their portfolio. Its premier location, upscale finishes, and sought-after building amenities make it highly desirable for discerning tenants and long-term value. Residents enjoy outstanding amenities, including a fully equipped fitness centre, all just steps from the Bow River pathways, downtown's best restaurants, cafés, shopping, and the West-Kerby LRT Station. This is urban living at its finest. Book your private showing today and make this exceptional residence yours.