



GRASSROOTS
REALTY GROUP

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413, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2331386



\$309,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the prestigious Avenue West End, where luxury, convenience, and an exceptional urban lifestyle come together. Perfectly situated in one of Calgary's most sought-after locations, you're just steps from Kensington, 17th Avenue, Prince's Island Park, the Bow River pathway system, boutique shopping, award-winning restaurants, cafés, and all the amenities downtown has to offer. This immaculate, move-in-ready condo showcases premium finishes throughout, featuring floor-to-ceiling windows, luxury vinyl plank flooring, central air conditioning, and a bright open-concept design. The stunning gourmet kitchen is sure to impress with custom cabinetry, a full wall pantry, sleek white quartz countertops, a large central island, panel-ready (integrated) refrigerator and dishwasher, a high-end stainless steel gas cooktop, built-in oven, and built-in microwave. The spacious living and dining area is perfect for entertaining and extends onto a private balcony, creating the ideal space to relax and enjoy the city atmosphere. The primary bedroom features a generous walk-in closet complete with custom built-in organizers, while the beautifully appointed full bathroom offers modern finishes and timeless style. A dedicated in-suite laundry room with washer, dryer, and additional storage provides added convenience. This exceptional home also includes a titled underground parking stall and a titled storage locker. Residents of Avenue West End enjoy an outstanding selection of premium amenities, including full-time concierge service, 24-hour security, a fully equipped fitness centre, a pet grooming station in this pet-friendly building, a bike maintenance workshop, and low condo fees. Offering an unbeatable combination of luxury, location, and lifestyle, this exceptional condo is truly a must-see.

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