



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2106, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2341596



\$319,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	520 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Garage Door Opener, In Garage Electric Vehicle Charging Station(		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 486
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Storage		
Inclusions:	None		

Price adjusted for a quick sale. Welcome to Avenue West End. Experience elevated downtown living in this stunning unit in downtown West End, offering breathtaking views through expansive floor-to-ceiling window walls. This luxurious concrete building combines quality construction with exceptional urban convenience — just steps to downtown offices, river pathways, and Prince's Island Park. This beautiful and luxurious condo is quiet, beautiful, & offers all amenities - concierge service, pet wash, fitness room, central A/C, low condo fees & the most incredible views! Located just a block from the river, pathway system & all the Kensington/Downtown hot spots. This stylish twenty-first-floor, one-bedroom, one-bath condo offers a bright & open space with exotic engineered hardwood flooring, venting windows, built-in blinds for light control, in-suite laundry & ample in-unit storage. The kitchen is spectacular with an integrated built-in fridge/freezer, 5-burner gas cooktop, built-in wall oven & Microwave, SHiny, high-end glossy, soft-close cabinets, and quartz countertops. A large island adds breakfast seating & there is plenty of space for a separate dining table. Enjoy the beautiful panoramic downtown & river views from the floor-to-ceiling windows, balcony & master bedroom. Also included is a titled underground parking stall & titled storage unit. This condo truly is the complete package & would be perfect for a couple, professional, or even as an investment property. It's also located in the catchment area for Western Canada High School (one of the best high schools in Alberta).