



GRASSROOTS
REALTY GROUP

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2201, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2351301



\$569,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	912 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 818
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: N/A

SUB-PENTHOUSE* WITH INCREDIBLE RIVER AND MOUNTAIN VIEWS | 2BED 2 BATH + DEN | CONCIERGE | BEST PARKING SPOT & PRIVATE STORAGE ROOM IN THE BUILDING | DESIRABLE WEST END LOCATION |** Amazing build by 2 renowned West Coast developers Grosvenor & Cressy - complete with all the features needed to live a luxury inner-city condo lifestyle. Located overlooking the Bow, this sub-penthouse condo is designed to maximize all the square footage & capture the breathtaking views that this property has to offer. ***Floorplan attached in photos Unit 2201 was completed with all of the Luxurious Penthouse upgrades possible featuring: Hardwood Floors throughout, Upgraded Bosch appliances including a 36" 5 burner gas range, 30" wall oven, wine/beverage cooler, paneled wall fridge, Quartz Countertops, soft close cabinetry, Lutron Smart Home lighting, custom black-out blinds in the bedrooms & a reconfigured larger master bedroom with floor to ceiling marble in the master bathroom. Additional upgrades include a custom walnut floating desk and built-in cupboards in the den which makes for a great home office, built-in closet organizers throughout and radiant heat flooring in the bathrooms. In addition to air conditioning, the unit offers central humidity to keep the flooring in excellent condition and create a more comfortable living environment. Fantastic location steps away from the Bow River cycling and walking paths, a dog park, Kensington and the Downtown Core.