

# \$399,900 - 304, 1025 5 Avenue Sw, Calgary

MLS® #A2211864

**\$399,900**

1 Bedroom, 1.00 Bathroom, 630 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to Avenue West End, The Ultimate in Exclusive Riverside living - The floor to ceiling windows, capture the river and mountain views from all rooms. One of a kind unit with 2 balconies, one oversized measuring 14X11 facing the River. Premium Interior finishes including dual fridges, a "Cressey Kitchen" quartz countertops, gas stove, integrated appliance, wide plank floors, A/C, walk-in closet, heated floors in the bathroom, Heated Underground parking and storage locker and more. Building is pet friendly with Concierge service and after hours security. State of the Art fitness center, workshop, bike storage, heated visitor parking all just steps from downtown or Kensington. walk to the C train is 3 minutes, or take the Bow River Pathways. You must see this unit !!

Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211864    |
| Price          | \$399,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 630         |
| Acres          | 0.00        |
| Year Built     | 2019        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 304, 1025 5 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 1N4               |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Visitor Parking, Garbage Chute, Workshop |
| Parking Spaces | 1                                                                         |
| Parking        | Stall, Underground                                                        |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters                                                                    |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Gas Cooktop, Microwave Hood Fan, Washer/Dryer |
| Heating           | Heat Pump                                                                                                         |
| Cooling           | Central Air                                                                                                       |
| # of Stories      | 23                                                                                                                |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Membrane        |
| Construction      | Concrete, Mixed |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 17               |
| Zoning         | DC               |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Boutique Properties Inc. |
|----------------|--------------------------|

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