

**309, 1025 5 Avenue SW  
Calgary, Alberta**

**MLS # A2182847**



**\$365,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, Kitchen Island		

**Inclusions:** Built-in Electric Range, Built-in Freezer, Built-in Refrigerator, Dishwasher, Washer/ Dryer, Microwave, Range Hood

Welcome to this exquisite, thoughtfully designed 1-bedroom, 1-bathroom condo located in one of the most sought-after areas of the city. Situated along 5th Avenue, this luxurious residence offers modern elegance with every feature you could dream of, making it the perfect urban retreat. Enjoy sweeping, unobstructed views of the Bow River and surrounding downtown skyline from your expansive balcony. Whether it's the serene riverfront mornings or the vibrant city lights at night, this condo offers an ever-changing backdrop of natural beauty. From the moment you step inside, you'll notice the high-end finishes throughout, starting with engineered hardwood flooring that provides both warmth and sophistication. The open-concept living space feels larger than life, thanks to the CresseyKitchen® design, which optimizes every square inch for a truly spacious and functional layout. The heart of this home is the beautifully appointed kitchen, featuring sleek, high-end cabinetry, a gas cooktop, and built-in appliances that allow you to cook and entertain in style. The custom-designed space also includes soft-close hardware and a refined, modern aesthetic that is perfect for both everyday living and hosting guests. The spa-like bathroom boasts a custom vanity with soft-close drawers, elegant fixtures, and heated floors that provide a touch of luxury every day. The high-end design and thoughtful layout create a calming retreat where you can unwind in comfort. For your convenience and comfort, this condo is equipped with air-conditioning, allowing you to stay cool on warm summer days, and in-suite laundry that adds to the ease of living in this immaculate space. This unit comes complete with titled parking and titled storage, ensuring ample room for your vehicle and belongings. The unit's large balcony extends the living space outdoors, making

it perfect for enjoying your morning coffee or evening cocktails while taking in the views. Location, Location, Location. Situated in the heart of downtown, this condo offers easy access to a wealth of amenities, including trendy cafes, fine dining, shopping, and recreational options. Whether you're commuting to work, or enjoying everything the city has to offer, you'll love the vibrant lifestyle this location provides. This condo represents the perfect blend of modern design, functionality, and unbeatable views. Don't miss out on the chance to make this incredible space your own—schedule a showing today!