

**1003, 1025 5 Avenue SW**  
**Calgary, Alberta**

**MLS # A2226360**



## \$630,000

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 793
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Furniture are negotiable

Welcome to your new home at Avenue West End – a beautifully designed 2-bedroom, 2-bathroom condo offering just under 1,000 square feet of modern, fully furnished living. The spacious layout features a bright primary bedroom with luxurious white silk carpet, two large closets, and a spa-like ensuite bathroom with in-floor heating for added comfort. Tucked into a quiet corner is a cozy reading nook, perfect for unwinding with your favorite book. The second bedroom is a versatile space that functions perfectly as a fully equipped home office, complete with quality office furniture, built-in storage, and a dedicated document archiving closet. Whether you're hosting clients or diving into deep work, this space supports productivity while maintaining a peaceful, professional environment. From this SW-facing corner unit, enjoy an unbeatable 240° view of the Bow River, snow-capped mountains, and nearby parks. This home comes fully furnished with brand-new, high-end furniture, uniquely curated by a local artist – all included in the rental/sale. The modern kitchen is outfitted with sleek walnut cabinetry, quartz countertops, premium built-in appliances, and ample storage space, perfect for cooking and entertaining. Located in the heart of Downtown West, you're just a 3-minute walk to the Bow River pathway and 5 minutes to the Downtown West-Kerby C-Train station, with quick access to dining, shopping, parks, and downtown amenities. Additional features include a sunny south-facing balcony with patio furniture for your morning tea, in-suite laundry, a titled underground parking stall, and a titled storage unit. The building offers a fully equipped fitness center, elegant lobby with concierge service, and after-hours security.