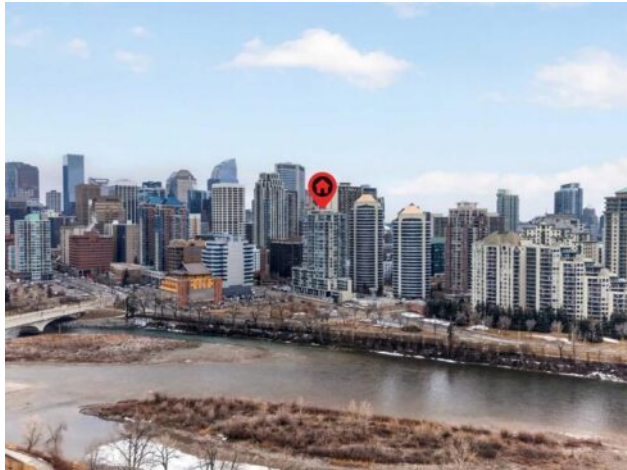


109, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2318755



\$530,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,311 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,001
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to one of the most unique offerings in the highly sought-after Avenue West End—a beautifully designed 2-bedroom, 2.5-bathroom multi-level residence that blends the convenience of condo living with the feel of a sophisticated townhome. Also, you can operate a home business or run your business from this street-front 2-story condo. Perfectly positioned in the heart of downtown, just steps from the Bow River pathways, C-Train, parks, and everyday amenities, this pet-friendly building with 24-hour concierge service offers an unbeatable urban lifestyle. With its own private street-level entrance and an expansive elevated front terrace, this home invites seamless indoor-outdoor living—ideal for morning coffee, evening wine, or entertaining guests. Inside, the thoughtfully designed layout spans multiple levels, creating a sense of space and separation rarely found in condo living. The main floor is both stylish and functional, featuring engineered hardwood and tile flooring throughout. A welcoming living room flows effortlessly into the central dining area and a beautifully appointed kitchen. Designed with both everyday living and entertaining in mind, the kitchen showcases quartz countertops, a peninsula island with seating, full-height cabinetry, a marble backsplash, a built-in pantry, wine storage, and premium stainless-steel appliances, including a gas range and a built-in refrigerator. A versatile den with additional storage, a chic powder room, and a secondary interior entrance completes this level. Upstairs, the primary suite offers a private retreat with three organized closets and a spa-inspired ensuite featuring dual vanities, a glass walk-in shower, and heated floors. The second bedroom is generously sized and ideally located next to the main four-piece bathroom, which also includes in-suite laundry and heated tile floors—adding both

comfort and convenience. Floor-to-ceiling windows flood the home with natural light, while central air conditioning and modern roll-up blinds ensure year-round comfort. This exceptional property includes two titled underground parking stalls and a titled storage locker—an increasingly rare find in the downtown core. Residents of Avenue West End enjoy premium amenities, including a fully equipped fitness center, dog wash station, bicycle workshop, and 24-hour concierge/security service. Offering a rare combination of style, function, and location, this is an outstanding opportunity to own one of the building’s most desirable and unique floor plans