

609, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2337143



\$335,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	705 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Storage		

Inclusions: all Keys and Fobs

This 6th-floor, south-facing condo is a wonderful place to unwind or entertain after a long day. Every square inch of this one-bedroom suite is thoughtfully designed to maximize your comfort. A well-sized foyer with a large closet welcomes you inside. The stylish 4-piece bathroom is nicely tucked away from the main living area, providing privacy. Preparing meals and entertaining is made easy with the large, open-concept kitchen, featuring plenty of counter space and excellent storage, complemented by sleek appliances, including a gas range and built-in fridge that seamlessly blends into the cabinetry. Enjoy casual meals at the breakfast bar or create a cozy dining nook adjacent to the kitchen. The living room features large south-facing windows, filling the space with natural light. Your bedroom provides a comfortable and private retreat. In addition to the in-suite laundry room with space for storage, this home includes a titled parking stall and titled storage locker. Condo fees in this include use of the on-site gym, while security is enhanced with the presence of an on-site concierge. Ideally located just steps from the beautiful river pathway system and within walking distance of Prince's Island Park, Eau Claire, the hustle and bustle of Kensington, downtown businesses, and the C-Train, this home is ideal for those looking for a sophisticated inner-city lifestyle.