



GRASSROOTS
REALTY GROUP

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1003, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2226360



\$630,000

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

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