



GRASSROOTS
REALTY GROUP

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413, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2255535



\$339,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Located in the prestigious Avenue West End building, this immaculate condo offers the perfect blend of luxury, location, and lifestyle. Situated in one of the most desirable areas of the city, you're just steps away from Kensington, 17th Avenue, Prince's Island Park, the river pathway system, trendy shops, top-rated restaurants, and more. Inside, the unit features modern, high-end finishes throughout, including floor-to-ceiling windows, vinyl plank flooring, and a bright, open-concept layout. The gourmet kitchen is designed to impress, with custom built-ins, a panel-covered (invisible) refrigerator and dishwasher, high-end stainless steel gas cooktop, built-in oven and microwave, a full wall pantry, and sleek white quartz countertops with a central island — offering both style and functionality. The open living and dining area flows seamlessly onto a private balcony, perfect for relaxing or entertaining. The primary bedroom includes a spacious walk-in closet with custom built-ins. Beautiful full bathroom. There's also a dedicated in-suite laundry room with washer, dryer, and extra storage. Additional features include central air conditioning, a titled underground parking stall and a titled storage locker for added convenience. The Avenue West End building offers a range of exceptional amenities, including full-time concierge service and 24-hour security, a fully equipped fitness centre, a pet grooming and washing station in this pet-friendly building, a bike maintenance workshop, and low condo fees. This home is move-in ready and shows beautifully. A true must-see in one of Calgary's most vibrant and walkable communities.