



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1004, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2259931



\$569,999

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	829 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: None

Welcome to this breathtaking 2-bedroom, 2-bathroom residence featuring an award-winning floor plan and unbeatable views from every corner. Step onto your west-facing balcony and take in stunning sunsets overlooking the Bow River and mountains. Inside, you'll find upgraded engineered hardwood floors and a chef-inspired kitchen complete with a panelled fridge, built-in oven, microwave, and a massive island—perfect for entertaining. The spacious living room includes a cozy nook, while the primary suite offers a generous walk-in closet and a luxurious ensuite with double vanity, soaker tub, and standing shower. The secondary bedroom is ideal for kids, guests, or a home office, with the second bathroom upgraded to a full standing tiled shower. This quiet, non-smoking, pet-free unit is in immaculate condition and comes with in-suite laundry, a titled underground parking stall, and a titled storage unit. Building amenities include: 24hr concierge & security Dog wash station & bike workshop in the parkade 11 visitor parking stalls Daily professional maintenance & cleaning Fitness centre and elegant lobby Mostly resident-owned units (no short-term/Airbnb rentals allowed) Located just a 3-minute walk to the Bow River pathways and 5 minutes to the Downtown West-Kerby C-Train station, you'll enjoy quick access to downtown, dining, shopping, and parks. This is the perfect blend of luxury, lifestyle, and location.