



**GRASSROOTS**  
REALTY GROUP

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705, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2278346



**\$354,900**

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	587 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Heat Pump, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 471

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

**Inclusions:** Partial furniture can be included in the sale.

Experience refined urban living with unobstructed river views at Avenue West, one of Calgary's premier concrete residences in the Downtown West End. This sophisticated 1 bedroom home showcases a bright, open concept design with floor to ceiling windows, built in features and central air conditioning throughout. The chef inspired kitchen is elegantly appointed with full height flat panel wood cabinetry, quartz countertops, a gas cooktop, integrated and stainless steel appliances and a generous island, perfect for both entertaining and everyday living. The serene bedroom offers ample walk-in closet space and a tranquil retreat complemented by a sleek, modern bathroom and in suite laundry, titled underground parking stall and assigned storage locker. Step onto the private balcony and enjoy peaceful city and river surroundings. Avenue West offers residents an exceptional level of service and amenities including a beautifully designed concierge attended lobby, state of the art fitness centre, secure entry and professional management. Ideally located just steps from the Bow River pathway system, LRT, Kensington, Eau Claire and Calgary's finest dining and boutique shopping, this is elevated downtown living at its finest. Additional one bedroom plus den with 1.5 bath unit is available, please contact for more details and book your private showing today!