



**GRASSROOTS**  
REALTY GROUP

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902, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2291287



**\$385,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 569
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** Some furnitures can be included in the sale, contact lister for details.

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 plus Den with 1.5 Bathroom home just under 700 sq.ft. 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 range, integrated and stainless steel appliances and a generous island, perfect for both entertaining and everyday living. The serene bedroom offers ample of closet space, tranquil retreat complemented by a sleek, modern 5 piece ensuite and in suite laundry, titled underground parking stall and titled 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. Some of the furniture can be included in the sale, book your private showing today!