



109, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2302418



\$545,000

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|------------------|--|---------------|------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,311 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Heated Garage, Secured, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|----------------|-------------------|----------|
| Heating: | Heat Pump | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,001 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |

Features: Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to one of the most unique offerings in the highly sought-after Avenue West End—a beautifully designed 2-bedroom, 2.5-bathroom multi-level residence that blends the convenience of condo living with the feel of a sophisticated townhome. Perfectly positioned in the heart of downtown, just steps from the Bow River pathways, C-Train, parks, and everyday amenities, this pet-friendly building with 24-hour concierge service offers an unbeatable urban lifestyle. With its own private street-level entrance and an expansive elevated front terrace, this home invites seamless indoor-outdoor living—ideal for morning coffee, evening wine, or entertaining guests. Inside, the thoughtfully designed layout spans multiple levels, creating a sense of space and separation rarely found in condo living. The main floor is both stylish and functional, featuring engineered hardwood and tile flooring throughout. A welcoming living room flows effortlessly into the central dining area and a beautifully appointed kitchen. Designed with both everyday living and entertaining in mind, the kitchen showcases quartz countertops, a peninsula island with seating, full-height cabinetry, a marble backsplash, a built-in pantry, wine storage, and premium stainless-steel appliances, including a gas range and a built-in refrigerator. A versatile den with additional storage, a chic powder room, and a secondary interior entrance completes this level. Upstairs, the primary suite offers a private retreat with three organized closets and a spa-inspired ensuite featuring dual vanities, a glass walk-in shower, and heated floors. The second bedroom is generously sized and ideally located next to the main four-piece bathroom, which also includes in-suite laundry and heated tile floors—adding both comfort and convenience. Floor-to-ceiling windows flood the home with natural light, while central

air conditioning and modern roll-up blinds ensure year-round comfort. This exceptional property includes two titled underground parking stalls and a titled storage locker—an increasingly rare find in the downtown core. Residents of Avenue West End enjoy premium amenities, including a fully equipped fitness center, dog wash station, bicycle workshop, and 24-hour concierge/security service. Offering a rare combination of style, function, and location, this is an outstanding opportunity to own one of the building’s most desirable and unique floor plans