

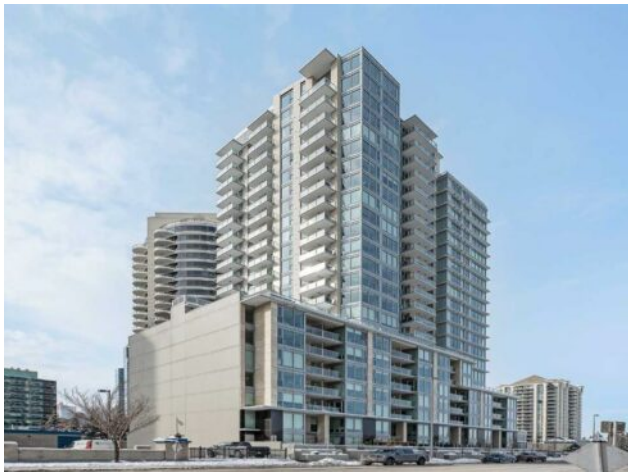


GRASSROOTS
REALTY GROUP

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

1707, 1025 5 Avenue SW
Calgary, Alberta

MLS # A2117932



\$373,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	612 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None.		

Perched high on the 17th floor of the prestigious Avenue West End building, this exquisite one-bedroom condo offers an unparalleled panorama of downtown and cityscapes. Bathed in natural light, the open-plan layout welcomes you with gleaming hardwood floors, seamlessly connecting spacious living and dining areas to a kitchen that's as stylish as it is functional. Adorned with white quartz countertops, rich dark cabinetry, and a suite of stainless steel appliances, the kitchen exudes modern elegance, complemented by a cozy eating bar and cleverly designed wall storage. Retreat to the bedroom, where a generous walk-in closet awaits, while the luxurious 4-piece bath pampers with in-floor heating. Convenience meets sophistication with in-suite laundry facilities, ensuring effortless living. Step outside onto the private south-facing balcony, perfect for basking in sunny afternoons or soaking in the mesmerizing city lights after dusk. Adding to the allure, this condo boasts coveted amenities including one titled underground parking stall and a titled storage locker for your convenience. Indulge in the perks of urban living with concierge service, a well-equipped fitness center, bike storage, and even a dog wash facility. Centrally positioned, this residence offers unparalleled access to the best of Calgary living, with the Bow River pathways, parks, shopping, dining, the LRT, and the vibrant Kensington district just moments away. Experience luxury, convenience, and breathtaking views in this urban oasis.