



309, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2136214



**\$389,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Subfloor, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, Kitchen Island, Wired for Data		

**Inclusions:** none

Beautiful great view, executive one bed room, one bath, heated floor, in condo washer dryer, spacious living room, dining area, counter top. Built-in appliances, beautiful building. **KITCHEN:** • Calgary's first ever CresseyKitchen® design. A revolutionized space that feels remarkably larger • Enjoy the luxury and added space of 48-inches of fully integrated refrigeration by Blomberg • Gas cooktop, wall oven and built-in microwave • Built-in wine rack for your favourite vintages **BATH:** • Radiant heated porcelain tile flooring in ensuite or main bathroom • Marble countertops and matching backsplash • Custom bathroom vanity with soft-close hardware • Store necessities discreetly in a sleek and convenient mirrored medicine cabinet **LIVING:** • Air conditioning in all homes • Real hardwood flooring in main living areas • Overheight ceilings for an airy feel • Attractive rollerblinds on all windows **EXTRAS:** • Impressive outdoor balcony, patio or terrace • Designated, secured underground parking spot • Convenient storage locker for extra furniture, gear or seasonal items