



**2305, 1025 5 Avenue SW  
Calgary, Alberta**

**MLS # A2150844**



**\$2,000,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	2,141 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Heat Pump, Natural Gas

**Water:** -

**Floors:** Hardwood, Stone

**Sewer:** -

**Roof:** Concrete

**Condo Fee:** \$ 1,507

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stucco

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Vaulted Ceiling(s)

**Inclusions:** N/A

Experience Penthouse living in this 2 storey unit with an exclusive 2000 sf rooftop patio. This is unparalleled luxury at Avenue West End! This exquisite two-level penthouse, steps from the Bow River pathway, trendy Kensington, and the central business district, offers breathtaking river and city views. Revel in ultimate comfort with air conditioning, a Control4 touchscreen home automation system, and exquisite engineered hardwood flooring throughout. The ensuite bathrooms feature in-floor radiant heating and pristine marble countertops. The renowned Cressey Kitchen&trade; awaits your culinary genius with a 36" integrated Sub-Zero refrigerator, a 6-burner Wolf dual fuel range, a built-in Sub-Zero wine fridge, and an expansive full-height pantry. Ascend to your 2,000 sqft rooftop terrace, fully equipped with a hot tub, built-in BBQ, gas fireplace, and a pergola, set against 360-degree panoramic views. Three furnaces provide separate comfort zones, with smart home features like automated lights and blinds controlled via the Control4 app or remote. Enjoy three parking stalls (one with a Tesla charger) and two oversized private storage units. Building amenities include a fitness center, underground visitor parking, and 24-hour concierge/security services. This penthouse redefines luxury with heated bathroom floors, dual Sub-Zero wine coolers, and top-tier appliances. Claim your stake in this extraordinary space where breathtaking views and unmatched convenience converge.