

304, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2211864

**\$399,900**

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	630 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to Avenue West End, The Ultimate in Exclusive Riverside living - The floor to ceiling windows, capture the river and mountain views from all rooms. One of a kind unit with 2 balconies, one oversized measuring 14X11 facing the River. Premium Interior finishes including dual fridges, a "Cressey Kitchen" quartz countertops, gas stove, integrated appliance, wide plank floors, A/C, walk-in closet, heated floors in the bathroom, Heated Underground parking and storage locker and more. Building is pet friendly with Concierge service and after hours security. State of the Art fitness center, workshop, bike storage, heated visitor parking all just steps from downtown or Kensington. walk to the C train is 3 minutes, or take the Bow River Pathways. You must see this unit !!