

**304, 1025 5 Avenue SW**  
**Calgary, Alberta**

**MLS # A2211864**



**\$399,900**

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

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 491
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 !!