

# \$394,000 - 403, 1025 5 Avenue Sw, Calgary

MLS® #A2203048

**\$394,000**

1 Bedroom, 1.00 Bathroom, 631 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

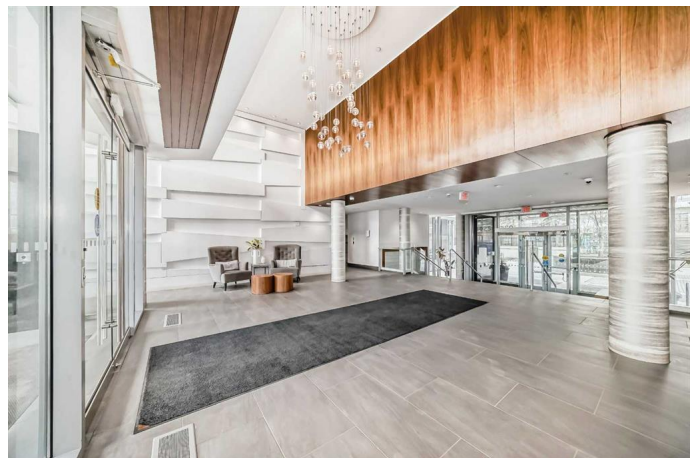
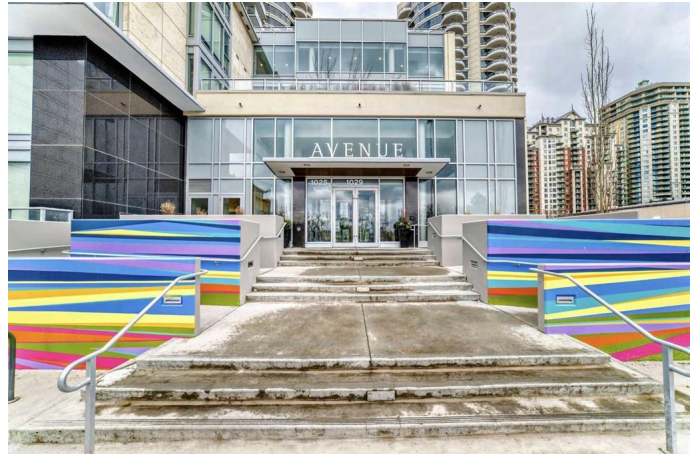
Fully Furnished! Welcome to "Avenue West End"! • One of the best Calgary downtown neighbourhood. The scenic Bow River pathway is a few steps away. The c-train station is around the corner. The community of LIGHTS! You can feel the Vibrant! As entering the Elegant and Contemporary lobby, the concierge will greet you, also provides after hour onsite security. One of the two elevators will take you up to this beautiful One bedroom SW facing corner unit. Yes, you only have one neighbouring unit. Upon enter the unit, you will find yourself surrounded by the natural light. spacious open-concept design, with floor-to-ceiling windows that allows the natural light pour in unobstructively. Crispy glossy white cabinets matching with white quartz counter tops, high-end built-in stainless steel appliances and lots of storage. Elegant, simple and clean!

Enjoy the bow river view while dining. A good size master bedroom and a large walk-in closet. A luxurious 4-piece bathroom with in-floor heating.

This suite also includes in-suite laundry with added storage, a private sunny south facing balcony. The building provides central heating and air conditioning. Free access to onsite fully equipped gym.

One titled underground parking stall and one titled storage unit.

Easy access to Bow River pathways, parks, shopping, dining, the LRT, and more.



Built in 2017

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203048          |
| Price          | \$394,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 631               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 403, 1025 5 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 1N4               |

## Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                              |
| Parking        | Parkade, Secured, Underground                                                                  |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan          |
| Appliances        | Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Range Hood, Washer/Dryer |
| Heating           | Central                                                                                        |
| Cooling           | Central Air                                                                                    |
| # of Stories      | 23                                                                                             |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Construction      | Concrete, Stone           |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 120              |
| Zoning         | DC               |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | YMK Real Estate & Management Inc. |
|----------------|-----------------------------------|

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