



# 1025 5 Avenue Calgary Alberta

\$624,900

Welcome to one of Calgary's most sought-after addresses. Downtown West End—a neighborhood recognized in the 2024 Liveability Report as one of Canada's top locations for quality of life. Step into this exquisite corner unit in the Avenue building, where sophistication meets comfort at every turn. Situated on the 7th floor, this spacious 2bed, 2bath + den unit offers breathtaking views of the Bow River Valley, the majestic Rocky Mountains, and the picturesque pathways below. From the moment you enter, you'll be captivated by the open-concept layout, featuring rich hardwood floors and modern finishes that exude timeless elegance. The gourmet kitchen is a chef's dream, with custom cabinetry, built-in pantry, sleek quartz countertops, and top-of-the-line stainless steel appliances, including a built-in oven, a 5-burner gas cooktop and 2 built-in refrigerator & freezers. A functional eating bar and built-in wine rack adds to the kitchen's appeal, perfect for casual dining or entertaining. The living and dining areas are bathed in natural light, thanks to expansive floor-to-ceiling windows, while the private sunny balcony provides an ideal spot to unwind and enjoy the sunset over the Bow River. The primary retreat is a true sanctuary, complete with a generous walk-through closet with built ins and a luxurious 4pc ensuite, offering heated floors for added comfort. The spacious second bedroom also features a large closet and ample space for guests. The thoughtful layout also boasts a beautifully appointed den, with a built-in desk, making it a perfect space for a home office or study. Additional conveniences include in-suite laundry, ample storage, and a titled parking stall alongside a Titled storage locker. The Avenue building offers a list of services, including concierge service (7 days a week, 8AM to 6PM), a full gym, pet wash station, bicycle storage and heated under...

Foyer 12.75 Ft x 3.50 Ft  
 Office 8.00 Ft x 4.75 Ft  
 Laundry room 2.50 Ft x 2.42 Ft  
 4pc Bathroom 9.33 Ft x 4.92 Ft  
 Bedroom 10.08 Ft x 9.75 Ft  
 Kitchen 16.58 Ft x 8.42 Ft

Dining room 13.83 Ft x 7.25 Ft  
 Living room 13.83 Ft x 9.17 Ft  
 Other 11.17 Ft x 6.50 Ft  
 Primary Bedroom 12.50 Ft x 11.58 Ft  
 4pc Bathroom 8.17 Ft x 8.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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