



# 1025 5 Avenue Calgary Alberta

\$599,900

Welcome to the Avenue West End condominium with its hotel-inspired lobby, dramatic & elegant high-quality finishes and design, highlighted by CONCIERGE service, 24-hour SECURITY, FITNESS Centre, 2 Elevators with controlled key fob floor access, Wash Station for your Pet Dog, and a dedicated Bicycle Workshop/Service Room in the underground parkade. The easy access to Calgary's Bow River pathways and a short 2-block walk to the C-Train Free Fare Zone will surely impress one who loves the urban feel of the area with many amenities and still feels right at home. This 2-storey condo unit has AIR CONDITIONING and has a SEPARATE PRIVATE-GATED ENTRANCE with access to your concrete PATIO that is elevated above the streets. This home comes with 2 TITLED UNDERGROUND PARKING STALLS (P2 floor level, #20 & #25), and 1 TITLED STORAGE LOCKER (P1 level, #67). As you enter, you will notice the wide-planked ENGINEERED HARDWOOD FLOORING throughout the main level, stairs, and even the upper level. The main floor open-concept layout includes a Powder Room (half bathroom), OFFICE/DEN with extra storage closet, living room, and a CresseyKitchen package which includes a fully-integrated French-door refrigerator by Bloomberg, stainless steel 5-burner GAS cooktop with a sleek SLIDE-OUT Hood Fan, fully-integrated dishwasher, built-in wall oven and microwave oven, QUARTZ countertops, interlocking marble backsplash, FULL-HEIGHT PANTRY space, cabinets with 'anti-slam' SOFT-CLOSE door and drawer mechanisms and under-cabinet task lighting, and a built-in wine rack facing the dining area for easy access to your favourite vintages. Maximize views and lights with expansive low-E windows that come with sleek roller blinds to ensure your privacy. Upstairs features 2 bedrooms, 2 full bathrooms, and laundry. The Primary Bedroom comes with 3 LARGE CLOSETS with organizers, an ENSUITE bathroom with DUAL va...

Dining room 10.25 Ft x 9.42 Ft

Living room 10.17 Ft x 9.83 Ft

Den 7.50 Ft x 5.92 Ft

Kitchen 10.17 Ft x 8.58 Ft

2pc Bathroom 6.17 Ft x 5.25 Ft

Laundry room 3.00 Ft x 2.50 Ft

Primary Bedroom 11.08 Ft x 9.58 Ft

Bedroom 10.92 Ft x 9.42 Ft

4pc Bathroom 7.83 Ft x 5.42 Ft

3pc Bathroom 10.92 Ft x 5.92 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://jessica.taburada.com/>

## RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca