

**106, 1025 5 Avenue SW  
Calgary, Alberta**

**MLS # A2232851**



**\$515,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 906
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Rare Multi-Level Condo in the Highly Sought-After Avenue West End! Welcome to this exceptional 2-bedroom, 2.5-bathroom residence in the pet-friendly Avenue West End, one of downtown's most desirable buildings. With 24-hour concierge service and a prime location steps from the Bow River, pathways, the C-Train, and downtown amenities, this is a rare offering in the urban market. This stylish, multi-level home offers street-level access and a spacious, elevated front terrace—the perfect spot for morning coffee or entertaining. While officially a condo, the thoughtful layout and design make it feel more like a townhome. The main level showcases engineered hardwood and tile flooring throughout and features open-concept living space with a front living room, central dining area, and a modern kitchen. The kitchen is beautifully appointed with a peninsula island, built-in fridge, stainless steel appliances including a gas range, full-height cabinetry, quartz countertops, marble backsplash, built-in pantry, soft-close drawers, under-cabinet lighting, and wine storage. A den with additional storage, a stylish powder room, and a secondary interior entrance from the building complete the main level. Upstairs, the primary bedroom features three closets with organizers and a luxurious ensuite with a dual vanity, glass walk-in shower, and heated floors. The second bedroom is generously sized and conveniently located next to the main four-piece bathroom, which also includes in-suite laundry and heated tile floors. Additional features include central A/C, sleek roll-up blinds, and floor-to-ceiling windows that flood the space with natural light. This home also comes with two titled underground parking stalls and a titled storage locker. The Avenue West End offers premium amenities including a fully equipped fitness centre, dog wash station, bicycle workshop, and

24-hour concierge/security service. Don't miss this unique opportunity to own one of the most sought-after floorplans in a prime downtown location!