

1207, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2262103



**\$359,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown West End                  |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 598 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                  |                   |        |
|--------------------|--------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                | <b>Condo Fee:</b> | \$ 491 |
| <b>Basement:</b>   | -                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                         | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** none

Live in the heart of Calgary's West End in this 12th-floor one-bedroom condo at Avenue. Bright and modern, it features floor-to-ceiling windows, hardwood floors, and an open layout. The kitchen impresses with quartz counters, sleek cabinetry, gas cooktop, stainless steel appliances, and a central island with seating. The living area extends to a private balcony with skyline views, ideal for relaxing or entertaining. The bedroom includes a walk-in closet, while the 4-piece bath and in-suite laundry add everyday convenience. Titled underground parking and storage are included. Building amenities feature concierge service, a fitness center, and bike storage. Steps to the Bow River pathways, Prince's Island Park, the LRT free zone, and Kensington's shops and dining, this condo offers the perfect mix of comfort, convenience, and downtown lifestyle—an excellent choice for first-time buyers, downsizers, or investors.