

**1806, 1025 5 Avenue SW
Calgary, Alberta****MLS # A2193215****\$355,000**

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	524 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: None

Welcome to this Executive 1-Bedroom Suite | Titled Parking & Storage | The Avenue West End Whether you're returning to the office or seeking a prime investment opportunity, this executive 1-bedroom suite on the 18th floor offers unmatched value in a prestigious downtown location. This open-concept unit starts from the entryway and leads to the gourmet kitchen is connected to the dining room and living room space. This 9' ceiling unit is delighted with floor-to-ceiling windows and walnut hardwood floors. It also comes with an in-suite laundry. A good size bedroom next to a bathroom with in floor heating enhances the comfortable and functional living style. This high-end apartment offers the essence of urban living, providing an on-site concierge 7 days a week with monitoring security throughout the night, an impressive main lobby, a top-of-the-line gym, a pet wash area, and a bike workshop! Pursuant to work-life balance~~ Kensington is just crossing from the Peace Bridge to access many fine-dining restaurants. The west LRT line is just a block away, with easy access to all parts of downtown and the city.