

706, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2200994



**\$400,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	593 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 491
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	n/a		

**FULLY FURNISHED OPPORTUNITY!** Experience the best of exceptional design and breathtaking views at Avenue West End. This sophisticated fully furnished residence offers an unparalleled living experience with floor-to-ceiling window walls, expanding your sightline to capture stunning views of the Bow River and downtown skyline. Step inside to discover premium interiors, including brand-new luxury vinyl plank flooring and central air conditioning for year-round comfort. The renowned Cressey Kitchen™ is a showstopper, featuring quartz countertops, a five-burner gas cooktop, and seamlessly integrated appliances—including dual refrigerators and two full-height pantries—offering both beauty and functionality. The spa-inspired bathroom is designed for relaxation, complete with heated floors, a soaker tub/shower combo, a quartz niche for soaps, and a sleek, floating vanity with mirrored storage. The primary bedroom is a serene retreat, accommodating a queen-size bed and a spacious walk-in closet with built-in organizers. Blackout blinds ensure restful sleep, while a north-facing balcony with seating for two invites you to unwind with a glass of wine as you take in the evening sunsets. This pet-friendly building caters to your furry friends with a dog park across the street and a pet wash station in the parkade. Extras include brand-new luxury vinyl plank flooring, two titled storage lockers, and an oversized heated underground parking stall. Beyond the home itself, Avenue West End sets a new standard for urban luxury living, offering: Porte-cochère entrance with five-star concierge service, State-of-the-art fitness center, Secure bike storage & workshop, Heated underground visitor parking, Private storage for seasonal items Unbeatable location—just steps from the C-Train, Bow River pathways, trendy Kensington, and the

downtown core. This fully furnished home is move-in ready and waiting to welcome you!