

1003, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2296670



## \$590,000

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Heat Pump, Natural Gas

**Water:** -

**Floors:** Hardwood

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 736

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Metal Siding , Stone

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** High Ceilings

**Inclusions:** N/A

Perched on the 10th floor, this residence offers sweeping Bow River views framed by the elevated, tree-lined north bank—a rare blend of cityscape and natural beauty. Enjoy breathtaking sunsets that elevate everyday living in Calgary’s West End, complemented by world-class amenities, refined finishes, and an in-unit high-efficiency heat pump providing both heating and cooling for year-round comfort. Welcome to your new home at Avenue West End—a beautifully designed 2-bedroom, 2-bathroom condo offering just under 1,000 square feet of modern, fully furnished living. The spacious layout features a bright primary bedroom with luxurious white silk carpet, two large closets, and a spa-like ensuite bathroom with in-floor heating for added comfort. Tucked into a quiet corner is a cozy reading nook, perfect for unwinding with your favorite book. The second bedroom is a versatile space that functions perfectly as a fully equipped home office, complete with quality office furniture, built-in storage, and a dedicated document archiving closet. Whether you’re hosting clients or focusing on deep work, this space supports productivity while maintaining a calm, professional atmosphere. This SW-facing corner unit showcases an impressive 240° panorama of the Bow River, snow-capped mountains, and nearby parks. The home is offered fully furnished with brand-new, high-end pieces thoughtfully curated by a local artist—bringing both style and character to the space. The modern kitchen is outfitted with sleek walnut cabinetry, quartz countertops, premium built-in appliances, and ample storage, making it ideal for both everyday living and entertaining. Located in the heart of Downtown West, you’re just a 3-minute walk to the Bow River pathway and 5 minutes to the Downtown West—Kerby C-Train station, offering

quick access to dining, shopping, parks, and downtown amenities. Additional highlights include a sunny south-facing balcony with patio furniture for your morning coffee, in-suite laundry, a titled underground parking stall, and a titled storage unit. The building also features a fully equipped fitness center, an elegant lobby with concierge service, and after-hours security.