

# \$400,000 - 706, 1025 5 Avenue Sw, Calgary

MLS® #A2200994

**\$400,000**

1 Bedroom, 1.00 Bathroom, 593 sqft  
Residential on 0.00 Acres

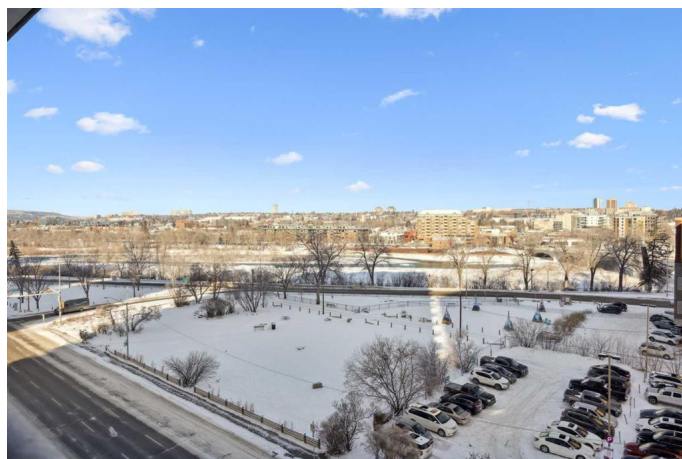
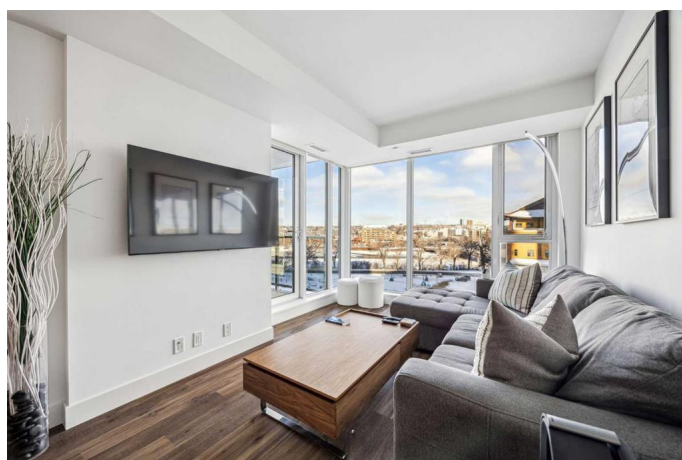
Downtown West End, Calgary, Alberta

## 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-cochÃre 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 locationâ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!

Built in 2019

### Essential Information

MLS® #	A2200994
Price	\$400,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	593
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	706, 1025 5 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1N4

### Amenities

Amenities	Bicycle Storage, Garbage Chute, Parking, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Workshop, Dog Park
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Heat Pump
Cooling	Central Air
# of Stories	23

### **Exterior**

Exterior Features	Balcony, Covered Courtyard
Construction	Concrete, Stone

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	3
Zoning	DC

### **Listing Details**

Listing Office	Royal LePage Benchmark
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