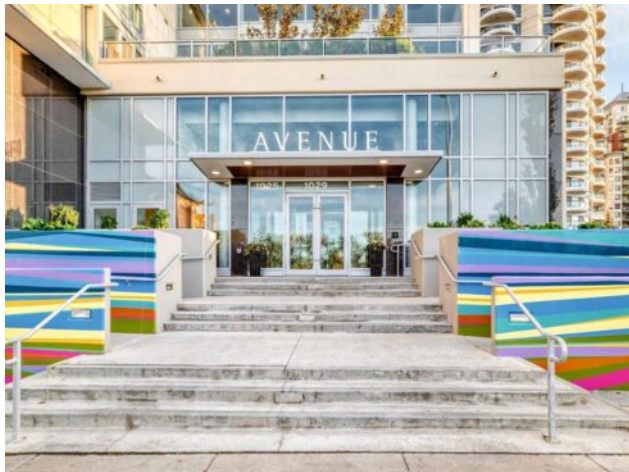


**1004, 1025 5 Avenue SW**  
**Calgary, Alberta**

**MLS # A2308447**

**\$534,999**



<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Tile	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** none

Experience luxury living in this immaculate 2-bedroom, 2-bathroom residence with an award-winning floor plan and breathtaking views of the Bow River and mountains. Enjoy incredible scenery from your private balcony, a chef-inspired kitchen with premium built-ins and oversized island, and a spacious primary retreat with a spa-like ensuite. This quiet, pet-free unit includes in-suite laundry, titled underground parking, and storage, all within a highly sought-after owner-occupied building featuring 24-hour concierge, fitness centre, and premium amenities including a dog washing station. Just steps to the Bow River pathways and C-Train, this is the perfect blend of luxury, lifestyle, and location.