

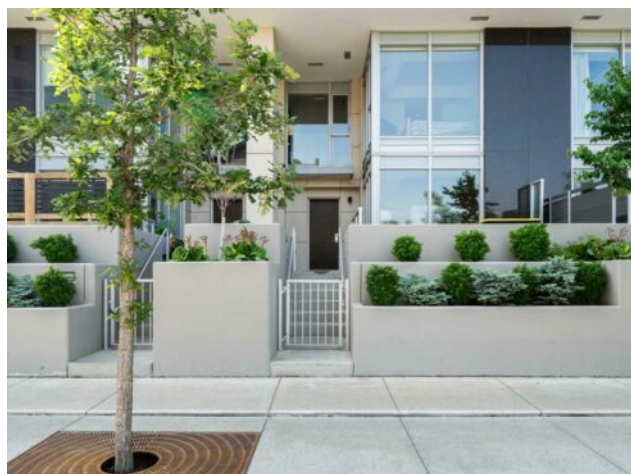


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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106, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2232851



**\$515,000**

|             |                                     |            |                  |
|-------------|-------------------------------------|------------|------------------|
| Division:   | Downtown West End                   |            |                  |
| Type:       | Residential/High Rise (5+ stories)  |            |                  |
| Style:      | Apartment-Multi Level Unit          |            |                  |
| Size:       | 1,134 sq.ft.                        | Age:       | 2017 (8 yrs old) |
| Beds:       | 2                                   | Baths:     | 2 full / 1 half  |
| Garage:     | Secured, Stall, Titled, Underground |            |                  |
| Lot Size:   | -                                   |            |                  |
| Lot Feat:   | -                                   |            |                  |
| Heating:    | Heat Pump                           | Water:     | -                |
| Floors:     | Hardwood, Tile                      | Sewer:     | -                |
| Roof:       | -                                   | Condo Fee: | \$ 906           |
| Basement:   | -                                   | LLD:       | -                |
| Exterior:   | Brick, Concrete, Stone              | Zoning:    | DC               |
| Foundation: | -                                   | Utilities: | -                |

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Rare Multi-Level Condo in the Highly Sought-After Avenue West End! Welcome to this exceptional 2-bedroom, 2.5-bathroom residence in the pet-friendly Avenue West End, one of downtown's most desirable buildings. With 24-hour concierge service and a prime location steps from the Bow River, pathways, the C-Train, and downtown amenities, this is a rare offering in the urban market. This stylish, multi-level home offers street-level access and a spacious, elevated front terrace—the perfect spot for morning coffee or entertaining. While officially a condo, the thoughtful layout and design make it feel more like a townhome. The main level showcases engineered hardwood and tile flooring throughout and features open-concept living space with a front living room, central dining area, and a modern kitchen. The kitchen is beautifully appointed with a peninsula island, built-in fridge, stainless steel appliances including a gas range, full-height cabinetry, quartz countertops, marble backsplash, built-in pantry, soft-close drawers, under-cabinet lighting, and wine storage. A den with additional storage, a stylish powder room, and a secondary interior entrance from the building complete the main level. Upstairs, the primary bedroom features three closets with organizers and a luxurious ensuite with a dual vanity, glass walk-in shower, and heated floors. The second bedroom is generously sized and conveniently located next to the main four-piece bathroom, which also includes in-suite laundry and heated tile floors. Additional features include central A/C, sleek roll-up blinds, and floor-to-ceiling windows that flood the space with natural light. This home also comes with two titled underground parking stalls and a titled storage locker. The Avenue West End offers premium amenities including a fully equipped fitness centre, dog wash station, bicycle workshop, and

24-hour concierge/security service. Don't miss this unique opportunity to own one of the most sought-after floorplans in a prime downtown location!