

\$630,000 - 1003, 1025 5 Avenue Sw, Calgary

MLS® #A2226360

\$630,000

2 Bedroom, 2.00 Bathroom, 1,045 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

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 diving into deep work, this space supports productivity while maintaining a peaceful, professional environment. From this SW-facing corner unit, enjoy an unbeatable 240° view of the Bow River, snow-capped mountains, and nearby parks. This home comes fully furnished with brand-new, high-end furniture, uniquely curated by a local artist – all included in the rental/sale. The modern kitchen is outfitted with sleek walnut cabinetry, quartz countertops, premium built-in appliances, and ample storage space, perfect for cooking 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, with quick access to dining, shopping, parks, and downtown amenities. Additional features include a sunny



south-facing balcony with patio furniture for your morning tea, in-suite laundry, a titled underground parking stall, and a titled storage unit. The building offers a fully equipped fitness center, elegant lobby with concierge service, and after-hours security.

Built in 2017

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2226360 |
| Price | \$630,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,045 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1003, 1025 5 Avenue Sw |
| Subdivision | Downtown West End |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P 1N4 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Visitor Parking, Fitness Center, Storage, Workshop |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings |
| Appliances | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, |

| | |
|--------------|--|
| | Window Coverings, Built-In Oven, Gas Cooktop |
| Heating | Natural Gas, Heat Pump |
| Cooling | Central Air |
| # of Stories | 24 |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete, Stone, Metal Siding |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 7 |
| Zoning | DC |

Listing Details

| | |
|----------------|---|
| Listing Office | Top Producer Realty and Property Management |
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