

805, 1025 5 Avenue SW  
Calgary, Alberta

MLS # A2128392



## \$609,900

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** N/A

Live the urban dream in this incredible contemporary condo in downtown Calgary! From this walk-to-everything location you are merely steps from the winding river pathways and all of your favourite restaurants and nightlife. This home's hidden gem is the private (just for this unit!) 937 sq. ft. rooftop patio with amazing views of the Bow River and the downtown skyline that will be your urban oasis in the city. The patio belongs to this unit alone and must be seen to be appreciated. This is a secure building with lots of amenities including a fully equipped fitness room and two titled, underground parking stalls. The interior design is a chic and modern with sleek panelled appliances and walls of windows to showcase the stunning views. The layout is ideal with two bedrooms separated by the living space for privacy. The primary suite offers stunning views of the river and a luxurious ensuite. Luxurious extras include insuite laundry, central air, a car wash, concierge service and security. Call today!