

# \$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), Fitness Center, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	High Ceilings
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

	Hood, Refrigerator, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Cooling	Central Air
# of Stories	24

### Exterior

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

### Additional Information

Date Listed	May 30th, 2025
Days on Market	20
Zoning	DC

### Listing Details

Listing Office	Top Producer Realty and Property Management
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