



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

780-831-7725  
 jackadmin@gpremax.com

801, 1025 5 Avenue SW  
 Calgary, Alberta

MLS # A2185657



**\$549,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Explore this stunning home via the immersive 3D tour! Discover a remarkable opportunity to live just steps from the Bow River, a beautiful park, and an LRT station. This unit offers an open-concept main floor layout, featuring a bright and spacious living area with expansive windows that let in abundant natural light. A dedicated office space provides the perfect spot for work or study. The home includes two generous bedrooms, both with walk-in closets. The south-facing primary bedroom offers breathtaking views of the river, cozy sunlight throughout the winter, a luxurious 5-piece ensuite bathroom, and a large closet. The secondary bedroom also features a walk-in closet for convenience and extra storage. The modern kitchen is finished with high-quality details, including a fully integrated built-in refrigerator, oven, microwave, stainless steel gas cooktop, hood fan, and dishwasher. A vast, private south-facing balcony provides serene views of the Bow River, making it the perfect space to relax and unwind. This building offers a range of premium amenities, including a fitness/exercise room, 24-hour security and concierge services, a pet wash station, and a party room available for resident use. Located in a highly walkable community, the property is just minutes from the downtown commercial core and the vibrant restaurants and entertainment venues of 17th Avenue. It is also within the catchment area for Western Canada High School, one of Alberta's top-ranked schools. Ideal for first-time homeowners or as an investment opportunity, this property combines luxury, convenience, and an unbeatable location. Don't miss your chance—book your private showing today!