

# \$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	6
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.