

# \$339,900 - 312, 1025 5 Avenue Sw, Calgary

MLS® #A2259612

**\$339,900**

1 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Within the modern, luxurious, & stylish Avenue condo complex that is situated in the heart of the Downtown West End, this spacious South facing 707 sq ft, 1 bedroom unit is sure to impress with its smartly designed floorplan & high-end finishes. As you step in, the open concept layout emphasizes great flow & privacy as soon as you enter with an accommodating entry area greeting you before turning the corner to access the rest of the unit. The sleek premium Cressey kitchen welcomes you with plenty of ceiling height ash grained cabinetry, chef's pantry wall, full size high-end appliances (integrated fridge & dishwasher, 5-burner gas cooktop, & built-in oven), stone countertops (also in the bathroom), & a built-in full length breakfast bar with wine rack that is ready for any occasion. Nearby, the inviting general living area is ideal for entertaining & relaxing while offering dedicated spaces for dining & a workstation with options to reconfigure depending on your needs. Feel comfortable & rejuvenated having tall ceilings complimented by the natural light from the South exposure as the floor-to-ceiling windows & covered balcony allow you to soak in the urban environment. When you are ready to wind down for the evening, the lovely master bedroom beckons, while a serene full 4-piece bathroom (w/ built-in medicine cabinetry & in-floor heating), & dedicated laundry closet (w/ extra storage space) are all close by to complete the package. Important features include; hardwood & tiled flooring



throughout main living areas & bathroom, central AC, titled heated underground parking spot, titled separate storage locker, & all blinds/drapes already done. Beyond the home, the building offers a fitness room, 24 hr concierge/security service, dog wash station, bike storage, & visitors parking while the many shops, eateries/cafes, amenities, & LRT station that the West End & trendy Kensington has to offer are all a short walk away. Being steps to the Bow River, the picturesque pathways of Princeâ€™s Island Park, & Downtown make this location the perfect blend for work & play. Ideal for a diverse range of buyers or those looking to add a solid piece to their investment portfolio; come view this well-rounded condo today!

Built in 2017

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2259612          |
| Price          | \$339,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 708               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 312, 1025 5 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |

Postal Code T2P 1N4

### Amenities

Amenities Bicycle Storage, Elevator(s), Fitness Center, Parking, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Guest, Parkade, Secured, Stall, Titled, Underground

### Interior

Interior Features Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage

Appliances Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating In Floor, Heat Pump

Cooling Central Air

# of Stories 23

### Exterior

Exterior Features Balcony

Construction Concrete, Metal Siding, Stone

### Additional Information

Date Listed September 24th, 2025

Days on Market 31

Zoning DC

### Listing Details

Listing Office RE/MAX iRealty Innovations

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.