

# \$549,900 - 801, 1025 5 Avenue Sw, Calgary

MLS® #A2185657

**\$549,900**

2 Bedroom, 2.00 Bathroom, 936 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

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 to book your private showing today!

Built in 2017

### Essential Information

MLS® #	A2185657
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	801, 1025 5 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1N4

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Underground

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Built-in Features, Granite Counters
Appliances	Built-In Oven, Dishwasher, Range Hood, Washer/Dryer, Window

Coverings, Central Air Conditioning  
Heating Forced Air, Central  
Cooling Central Air  
# of Stories 23

### Exterior

Exterior Features Balcony  
Construction Concrete, Stone

### Additional Information

Date Listed January 13th, 2025  
Days on Market 59  
Zoning DC

### Listing Details

Listing Office Homecare Realty Ltd.

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