



**DJ Golden**  
**REAL ESTATE**

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**103, 1025 5 Avenue SW**  
**Calgary, Alberta**

**MLS # A2263025**



**\$550,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 906
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, See Remarks, Vinyl Windows		

**Inclusions:** n/a

OPEN HOUSE MONDAY, OCTOBER 13 FROM 11-2 PM...Welcome to Unit 103 at Avenue West End &mdash; a rare multi-level townhouse-style condominium offering a perfect blend of luxury, functionality, and downtown sophistication. Boasting 1,139 sq. ft. of modern living space, this stunning 2-bedroom plus den, 2.5-bathroom home features soaring floor-to-ceiling windows that flood the space with natural light and highlight the contemporary open-concept design. The sleek kitchen showcases stainless steel appliances, quartz countertops, and ample cabinetry, flowing seamlessly into the spacious living area &mdash; ideal for entertaining or relaxing. Enjoy year-round comfort with central air conditioning and sleek roll-up blinds for privacy and style. Upstairs, both bedrooms are generously sized, with the primary suite offering a private ensuite and large closet space. Step outside to your enclosed front patio, perfect for morning coffee or evening gatherings. This pet-friendly building is rich in amenities, including a fully equipped fitness centre, dog wash station, bicycle workshop, 24-hour concierge and security, plus a titled storage unit. You'll also appreciate the convenience of two titled underground parking stalls and in-suite laundry. Located in the prestigious Avenue West End, you're just steps from the Bow River pathways, LRT, shopping, restaurants, and everything downtown Calgary has to offer. Luxury. Location. Lifestyle. Unit 103 is truly urban living at its finest.