

**1025 5 Avenue SW # 610 Calgary, AB T2P 1N4****Residential**  
**Expired****A2168131****DOM:** 96 **LP:** \$355,000.00  
**CDOM:** 96 **OP:** \$355,000.00

**Class:** Apartment **City:** Calgary  
**County:** Calgary **Subdivision:** Downtown West End  
**Type:** High Rise (5+ stories) **Ttl Beds:** 1  
**Levels:** Single Level Unit **F/H Bth:** 1/0  
**Year Built:** 2018 **RMS SQFT:** 605.00  
**LINC#:** [0037680048](#) **LP/SF:** \$586.78  
**Arch Style:** Apartment-High-Rise (5+) **Suite:** No  
**Possession:** Subject To Tenancy/Tenant lease end April 30 2025, earlier possession if assume tenancy 04/30/2025  
**Lot Dim:** **Lot Size:** SF| SM  
**Front Length:** **Lot Depth:** M'  
**Legal Desc:** 1711869;74  
**Legal Pln:** 1711869 **Blk:** **Lot:** **Condo:** Yes  
**Zoning:** DC **Tax Amt/Yr:** \$1,981.00/2024  
**Title to Lnd:** Fee Simple **Loc Imp Amt:**  
**Disclosures:** No Disclosure **Front Exp:** N  
**Restrict:** Board Approval

**Public Remarks:** Luxury! Discover urban living at its finest with this beautiful 1-bedroom condo at Avenue West End. Step into a bright and spacious open-concept living area. The modern kitchen features sleek cabinetry throughout and top-of-the-line stainless steel appliances including gas cook top, built-in wall oven and microwave, built-in wall fridge! The bathroom has a large counter space with beautiful tile with in-floor radiant heat, soft close cabinets, and sleek storage cabinets. The primary suite comes with a spacious walk-in closet, and the entire unit has modern hardwood floor throughout. This condo comes with central A/C, in-suite laundry with added storage, a private balcony, and access to premium amenities such as a fully equipped fitness center and concierge service. To make this a better home, it includes a titled underground parking, and titled underground storage locker. No Short Term Rental permitted in the condo. Just steps from the Bow River pathways, amenities of Kensington, steps to the downtown office, and across the street from a dog park . Nestled in the vibrant downtown core, this contemporary unit offers a perfect blend of luxury and convenience. This condo is ideal for professionals and urban enthusiasts alike. Currently is tenanted with a lease ending in April 30 2025. Schedule your viewing today!

**Directions:****Rooms & Measurements**

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	56.21	<b>Mtr2</b>	605.00	<b>SqFt</b>
<b>Baths:</b>	0	0	0	1	0	0	<b>Bed Abv:</b> 1	<b>Total AG:</b>	56.21	<b>Mtr2</b>	605.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	0	0	0	<b>Rms Abv:</b> 3					

**Property Information**

<b>Basement:</b>		<b>Laundry Ft:</b>	In Unit
<b>Heating:</b>	Central, Heat Pump, Natural Gas	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Concrete, Metal Siding , Stone	<b>Fireplaces:</b>	0
<b>Foundation:</b>		<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood
<b>Exterior Feat:</b>	Balcony	<b>Fencing:</b>	
<b>Roof Type:</b>		<b>Balcony:</b>	Balcony(s)
<b>Reports:</b>	Condo/Strata Bylaws, Leases, Other Documents, RMS Supplements		
<b>Parking:</b>	Heated Garage, Parkade, Titled, Underground <b>Total:</b> 1		
<b>Features:</b>	Closet Organizers, Open Floorplan, See Remarks, Storage		
<b>Comm Feature:</b>	Park, Shopping Nearby		
<b>Goods Include:</b>	N/A		
<b>Appliances:</b>	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	N/A		


**Condo Information**

<b>Condo Name:</b>	Avenue West End	<b>Condo Fee:</b>	\$438.17/Monthly
<b>Condo Type:</b>	Conventional Condo	<b>HOA:</b>	
<b>Mgmt Co/Ph:</b>	Gateway West Management Corp/403-299-1810	<b>Floor #:</b>	6
<b>Prk Plan Type:</b>	Titled	<b># Elevators:</b>	2
<b>Legal Desc:</b>	1711869/74	<b>Total Floors:</b>	23
<b>Legal Park:</b>	1711869/605	<b>Common Walls:</b>	2+ Common Walls
<b>Legal Stor:</b>	229	<b>Unit Exposure:</b>	N
<b># of Units:</b>		<b>Unit Factor:</b>	0
<b>Fee Includes:</b>	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water	<b>Prk Unit Factor:</b>	0
<b>Reg Size Incl:</b>		<b>Floor Location:</b>	Other
<b>Assoc Amen:</b>	Elevator(s), Fitness Center, Other, Parking, Storage, Visitor Parking		
<b>Pets Allowed:</b>	Restrictions		

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>
Bedroom - Primary	Main	11`1" x 8`8"	Living/Dining Combo	Main	9`4" x 20`3"
Kitchen	Main	9`4" x 8`5"	4pc Bathroom	Main	8`4" x 7`7"
Laundry	Main	6`5" x 5`1"	Entrance	Main	5`1" x 6`2"

**Agent & Office Information****List Agent:** [Kristy Fa](#) kristyymk@live.ca**Phone:** [403-265-8333](tel:403-265-8333)

**List Firm:** [YMK Real Estate & Management Inc.](#)  
**Firm Address:** 100, 207 14 STREET N.W., CALGARY, T2N 1Z6  
**CoList Agent:** [Jiawen Chen](#)  carmenchen68@gmail.com  
**CoList Firm:** [YMK Real Estate & Management Inc.](#)  
**Appt:** showtimes  
**Showing Contact:** kristy fa 403-397-8180  
**Comm:** 3.5% on first \$100K and 1.5% bosp  
**LB Type/Info:** CREB Lobby Box/  
**Owner Name:** Ju Hua Zhang  
**Occupancy:** Tenant

**Ownership:** Private  
**Exclusion:** No

**Phone:** [403-265-8333](#)  
**Firm Fax:** [403-265-8008](#)  
**Phone:** [403-805-6819](#)  
**Phone:** [403-265-8333](#)

**List Date:** 09/26/2024  
**Expiry Dt:** 12/31/2024  
**With Dt:**  
**Dower Rt:** No  
**SRR:** No

**Member Rmks:** Tenants occupied. Tenants are doctors and require as much notice as possible to schedule a viewing. lease end April 30 2025. \$1950/m rent. All offers please email to sales@ymkproperties.com

**Printed Date:** 06/09/2025 10:11:35 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).