



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1234 5 Avenue #2101, Calgary T2N 0R9**

MLS® #: **A2113873**

Area: **Hillhurst**

Listing Date: **03/19/24**

List Price: **\$958,859**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Calgary**

Year Built:

**2017**

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

**1,520**

Low Sqft:

Ttl Sqft:

**1,520**

Lot Shape:

DOM

**61**

Layout

Beds:

**2 (2 )**

Baths:

**3.0 (3 0)**

Style:

**Apartment**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Secured,Stall,Titled,Underground**

Utilities and Features

Roof:

Heating:

**In Floor,Hot Water,Natural Gas**

Sewer:

Ext Feat:

**Balcony,Storage**

Construction:

**Brick,Concrete**

Flooring:

**Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room

**Living Room**

**Kitchen**

**Dining Room**

**Office**

**Foyer**

Level

**Main**

**Main**

**Main**

**Main**

**Main**

Dimensions

**20`11" x 12`2"**

**16`10" x 10`6"**

**16`10" x 7`1"**

**10`11" x 9`10"**

**12`7" x 4`0"**

Room

**Bedroom - Primary**

**Walk-In Closet**

**5pc Ensuite bath**

**Laundry**

**4pc Bathroom**

Level

**Upper**

**Upper**

**Upper**

**Upper**

**Upper**

Dimensions

**10`4" x 16`7"**

**6`10" x 8`2"**

**12`4" x 13`1"**

**6`11" x 5`7"**

**4`10" x 9`5"**

3pc Bathroom	Main	5`8" x 9`1"	Bedroom	Upper	9`7" x 12`7"
			Legal/Tax/Financial		
Condo Fee: \$1,394		Title: Fee Simple Fee Freq: Monthly	Zoning: DC		
Legal Desc:	1711550				
Remarks					
Pub Rmks:	2101, 1234 5th Avenue NW  Welcome To Ezra On The Park!   Sophisticated Executive Residences In The Heart Of Kensington   A Rare Stunning 2 Storey Apartment Townhome Backing Directly onto the Backing On To Historic Riley Park   Open Concept Main Floor With Jaw-Dropping 11 Ft Ceilings & Upper-Level Featuring 2 Bedrooms & 2 Full Baths   The Primary Bedroom Boasts An Unbelievable Walk-In Closet & Dressing Room With Built-Ins & Spa-Inspired Ensuite With Glass & Tile Shower, Quartz Counters, Double Vanities & Free-Standing Tub   With A Private Balcony Overlooking Park & A Convenient 2nd Floor Laundry With Front-Loading Washer & Dryer   Two Underground Titled Parking Stalls, Storage Locker & Bike Storage Area   Condo Fees Include Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions   Pets Allowed (Dogs & Cats) Subject To Board Approval, No Age Restrictions & No Airbnb   Fully Equipped Fitness Centre On 2nd Floor Of The West Tower   Ezra Club Lounge & Wine Tasting Room On 2nd Floor Of The East Tower   Steps To Hillhurst Community Centre & Farmers Market   Riley Park With Its Wading Pool & Fountains, Cricket & Senator Patrick Burns Memorial Rock Garden   Premier Inner City Location With Resturants & Shopping   Stunning Courtyard Landscaping & Guest Suite   2 Elevators.				
Inclusions:	N/A				
Property Listed By:	Real Broker				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















