



THE
A-TEAM

**RE/MAX
FIRST**

1107 GLADSTONE Road #908, Calgary T2N3T1

MLS® #: **A2118968**

Area: **Hillhurst**

Listing Date: **03/31/24**

List Price: **\$509,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 05-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **669**
Low Sqft:
Ttl Sqft: **669**

DOM

49

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat:

None,Off Street

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	13`6" x 11`10"	Living Room	Main	12`10" x 8`6"
Foyer	Main	12`0" x 3`6"	Laundry	Main	4`0" x 4`0"
Bedroom - Primary	Main	10`2" x 9`0"	Bedroom	Main	8`6" x 8`2"
3pc Ensuite bath	Main	8`6" x 4`11"	4pc Bathroom	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$339

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **2211091**

Remarks

Pub Rmks: **Welcome to The Theodore, where you can experience the epitome of urban living in one of Calgary's vibrant and highly coveted communities. This stunning EAST-FACING UNIT on the 9TH FLOOR offers an abundance of natural light and boasts 2 bedrooms and 2 bathrooms. Impeccably furnished with top-of-the-line finishes such as VINYL PLANK FLOORING, STONE COUNTERTOPS, and premium STAINLESS STEEL APPLIANCES, this unit exudes modern elegance. The floor-to-ceiling windows in the living area provide BREATHTAKING VIEWS of downtown Calgary, creating a captivating ambiance for those who enjoy the allure of the downtown lifestyle. This building also features a ROOFTOP PATIO for residents to use, with access to BBQs, ample seating and FIRE TABLES. Perfect for entertaining guests! Conveniently located just steps away from Kensington's array of delightful shops and restaurants, including Kensington Wine Market, Aguddo Coffee Roasters, Hayden Block, Regal Cat Cafe, and Red's Diner, residents enjoy unparalleled access to culinary delights and trendy boutiques. Don't miss the opportunity to schedule a private viewing with your preferred real estate agent today and discover the unique lifestyle that awaits you at The Theodore.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







