



THE
A-TEAM

**RE/MAX
FIRST**

1107 GLADSTONE Road #405, Calgary T2N1W1

MLS®#: **A2133637**

Area: **Hillhurst**

Listing Date: **05/23/24**

List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: **None**

Finished Floor Area
Abv Sqft: **656**
Low Sqft:
Ttl Sqft: **656**

DOM

33
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Outdoor Grill**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`0" x 3`6"
4pc Bathroom	Main	8`0" x 4`11"
Kitchen With Eating Area	Main	13`6" x 9`0"
Bedroom - Primary	Main	10`1" x 9`0"
3pc Ensuite bath	Main	8`7" x 4`11"

Room	Level	Dimensions
Laundry	Main	4`2" x 3`0"
Bedroom	Main	8`5" x 8`1"
Living Room	Main	12`8" x 10`10"
Balcony	Main	10`2" x 9`7"

Legal/Tax/Financial

Condo Fee:
\$344

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2211091**

Remarks

Pub Rmks: **Welcome to urban living at its finest! This stunning 4th-floor condo in The Theodore might just be the one you've been searching for. Located in one of the trendiest communities in town, Hillhurst. Just down the street you'll find the walkways of Kensington, filled with countless boutiques and well known restaurants. Directly across the street from Safeway makes your grocery shopping a breeze and only a block away from the c-train! Built in 2022, this home boasts vinyl plank flooring throughout and sets the stage for an open-concept living area and a private balcony. The kitchen offers custom cabinets, quartz counters, stainless steel appliances (including a gas stove) and an island with a flush eating bar. The primary bedroom has built-in closet organizers, is complemented by a 3-piece ensuite and finished with quartz countertops and a walk-in shower. The second bedroom, located across the 4-piece main bath also shines with its own style and functionality with quartz counters and a tub. Top floor has a spectacular rooftop patio. Great for hosting BBQ's here with friends and family against the backdrop of the city skyline, with the outdoor fire table going — a lovely experience. A Titled storage locker included. Book your private showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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









