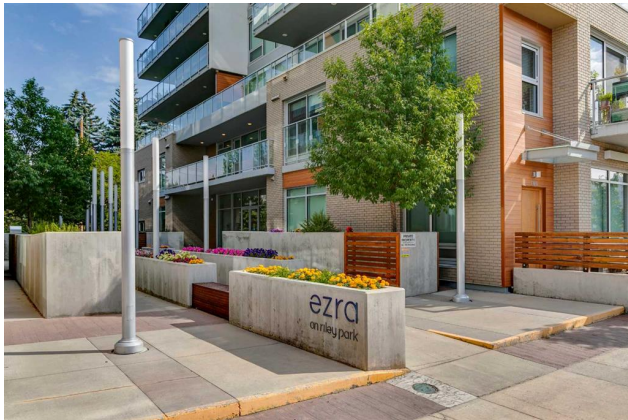


**1234 5 Avenue #1302, Calgary T2N0R9**

MLS® #: **A2154557**      Area: **Hillhurst**      Listing Date: **08/01/24**      List Price: **\$380,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2017**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **471**  
 Low Sqft:  
 Ttl Sqft: **471**

DOM

**48**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Unknown**  
 Flooring: **Vinyl Plank, Wood**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 12`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`3" x 11`0"</b>

Legal/Tax/Financial

Condo Fee: **\$439**      Title: **Fee Simple**      Zoning: **RE0301**  
 Fee Freq: **Monthly**

Legal Desc:

1711550;23

Remarks

Pub Rmks:

**Schedule your tour to view this amazing unit, located on the 3rd floor of the architecturally stunning EZRA Highrise (east building). The unit features a great kitchen, living area, and a large patio with views of Riley Park.**

Inclusions:

N/A

Property Listed By:

**Manchester Properties Inc.**

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

