



THE
A-TEAM

**RE/MAX
FIRST**

1107 GLADSTONE Road #304, Calgary T2N 1W1

MLS® #: **A2154635** Area: **Hillhurst** Listing Date: **09/05/24** List Price: **\$899,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 16-Sep** 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: **Underground**

Finished Floor Area

Abv Sqft: **1,209**
 Low Sqft:
 Ttl Sqft: **1,209**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Concrete**
 Flooring: **Hardwood, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range, Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`9" x 10`4"	Bedroom	Main	11`7" x 9`11"
Bedroom	Main	11`8" x 9`6"	2pc Bathroom	Main	4`8" x 4`8"
4pc Bathroom	Main	8`11" x 4`11"	5pc Ensuite bath	Main	10`7" x 9`4"
Laundry	Main	5`7" x 5`4"	Dining Room	Main	9`1" x 6`5"

Legal/Tax/Financial

Condo Fee: **\$671** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2211091**

Remarks

Pub Rmks: **Discover the pinnacle of luxury living in this pristine three-bedroom, three-bathroom condo, spanning over 1,200 square feet, in the exclusive boutique building, Theodore by Graywood. Meticulously maintained by its original owner, this residence radiates charm and elegance shows 10/10, featuring a spacious deck that offers the perfect spot to unwind. The high-end kitchen is a chef's dream, equipped with ample cabinetry, sleek quartz countertops, a breakfast bar, and upgraded Fisher & Paykel stainless steel appliances. The primary suite is a tranquil retreat with expansive windows, a generous closet, and a spa-like ensuite, complete with a stand-up shower, bathtub, and dual vanity. Two additional well-sized bedrooms and bathrooms round out the living space, ensuring comfort for family or guests. Additional highlights include in-suite laundry, a natural gas BBQ hookup, one titled underground parking stall, a storage locker, and stunning inner-city views from the shared rooftop patio. This pet-friendly residence perfectly blends style and functionality, placing you just steps away from Kensington's trendy boutiques, cafes, and restaurants, as well as the lush green spaces of Riley Park. Enjoy seamless access to schools, parks, grocery stores, the C-Train, the Bow River, and the vibrant Downtown core, offering an unmatched urban lifestyle. Schedule your private showing today and experience a life of luxury and convenience.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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









