



THE A-TEAM

RE/MAX FIRST

1107 GLADSTONE Road #807, Calgary T2N 3T1

MLS® #: A2160202 Area: Hillhurst Listing: 08/28/24 List Price: \$515,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

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

Finished Floor Area
Abv Sqft: 650
Low Sqft:
Ttl Sqft: 650

DOM

21
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 1
Garage Sz:

Access:
Lot Feat:
Park Feat: Parkade

Utilities and Features

Roof: Tar/Gravel
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Balcony

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

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Living Room, Bedroom, 4pc Bathroom, Kitchen, Bedroom - Primary, Laundry, 3pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$354 Title: Fee Simple Zoning: DC

Fee Freq:
Monthly

Legal Desc: **2211091**

Remarks

Pub Rmks: **This stunning 8th-floor condo in The Theodore is located in the highly sought-after Calgary's Urban Village in Kensington. The amenities and vibes of this neighbourhood cannot be matched. From dining and nightlife to cafes, river walks, and boutique shops, Kensington is a truly special place to call home. The Theodore is the newest addition and in keeping with the vibes of the area, is truly on point. Right on 10th Street NW, you are steps away from the Safeway and the LRT and just around the corner from Riley Park. This unit boasts high-end fixtures and features, luxury plank flooring, tons of natural light, 9-foot ceilings, in-suite laundry, a big primary bedroom with tons of natural light and ensuite, and an addition of a second room that can be used as a bedroom, office or multi-room, this suite features out of unit storage. Additionally, it features a rooftop patio and bike storage. Book your private showing today!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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