



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1234 5 Avenue #1303, Calgary T2N 0R9**

MLS® #: **A2161412**

Area: **Hillhurst**

Listing Date: **08/29/24**

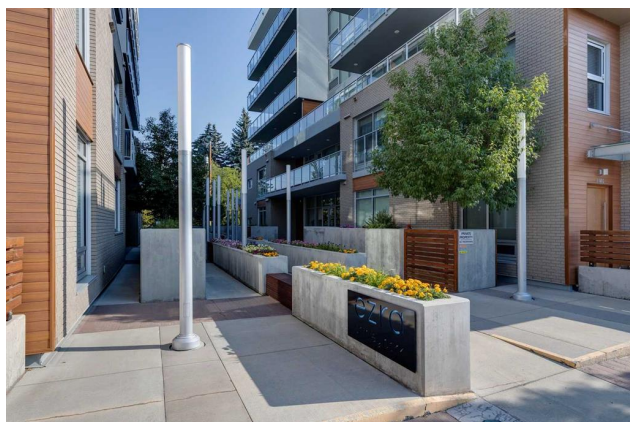
List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,058**  
Low Sqft:  
Ttl Sqft: **1,058**

DOM

**84**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage, Parkade, Secured, Stall, Titled, Underground**

Utilities and Features

Roof:

Heating: **Fan Coil**

Sewer:

Ext Feat: **Balcony, Private Entrance**

Construction:

**Brick, Concrete**

Flooring:

**Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**

Int Feat:

**Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 11`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>19`3" x 4`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 8`6"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>15`7" x 9`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`2" x 6`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$960

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1711550

Remarks

Pub Rmks: **Overlooking tranquil Riley Park, this modern & airy 2 bedroom, 2 bath condo presents hardwood floors, high ceilings & floor to ceiling windows allowing plenty of natural light, which showcases an open plan with living & dining areas that are open to the kitchen that's tastefully finished with quartz counter tops, island/eating bar, glossy white cabinetry & a stainless steel appliance package. The primary bedroom boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & separate shower. The second bedroom & 4 piece bath are perfect for kids or guests. Other notable features include in-suite laundry complete with sink & storage, huge wrap-around balcony with views of Riley Park, one titled secured underground parking stall & an assigned storage locker. Building amenities include a fitness centre & party room. The central location is ideal - steps from Riley Park & close to West Hillhurst Community Association, Bow River pathways, trendy Kensington, SAIT, schools, shopping, public transit & walking distance to the downtown core.**

Inclusions: **Planters on deck**  
Property Listed By: **RE/MAX Real Estate (Central)**

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









