



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:

Access:
Lot Feat:
Park Feat:

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

Finished Floor Area

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

DOM

20

Layout

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

Parking

Ttl Park: 1
Garage Sz:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Foyer, Bedroom, 5pc Ensuite bath, Dining Room, Laundry, and 4pc Bathroom.

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**









