



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1107 GLADSTONE Road #911, Calgary T2N 3T1**

MLS® #: **A2164358**      Area: **Hillhurst**      Listing Date: **09/10/24**      List Price: **\$549,900**  
 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: **586**  
 Low Sqft:  
 Ttl Sqft: **586**

DOM

**9**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick, Concrete, Metal Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`8" x 9`5"	Kitchen	Main	16`5" x 10`2"
Bedroom - Primary	Main	10`4" x 10`9"	Bedroom	Main	7`1" x 9`7"
4pc Bathroom	Main	8`11" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$340**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc:

2211091

Remarks

Pub Rmks:

Welcome to this exceptional 9th-floor condo in the prestigious Theodore building, ideally located in the vibrant and trendy community of Kensington. This 2-bedroom unit boasts uninterrupted, forever views of the Rocky Mountains to the west, providing a breathtaking backdrop that enhances the living experience. With floor-to-ceiling, wall-to-wall windows, natural light floods the space, creating a warm and inviting atmosphere throughout. The open-concept design begins with a sleek, modern kitchen featuring rich dark-stained oak cabinetry extending to the ceiling, classic white subway tile, and elegant white quartz countertops. The upgraded Fisher & Paykel stainless steel appliances, along with a spacious island with seating for four and a stylish overhead light fixture, make this kitchen a focal point for entertaining and casual dining. The living room offers expansive views of the mountains through its wall of glass, which seamlessly transitions to the large outdoor patio. Step outside to enjoy the beauty of indoor-outdoor living, perfect for relaxing or hosting friends as you take in the stunning evening sunsets. The generous deck provides plenty of space for outdoor furniture, making it a perfect spot to unwind. The primary bedroom also captures the spectacular western views, allowing you to wake up to the beauty of the mountains each morning. The second bedroom, though smaller, offers versatility, easily serving as a guest room, home office, or creative space. A well-appointed 4-piece bathroom features contemporary finishes, and the in-suite laundry ensures that wash day is hassle-free. In addition to this unit's remarkable interior, the Theodore offers a range of amenities that elevate the living experience. The top floor features a spectacular rooftop patio, perfect for hosting BBQs with friends and family against the backdrop of the city skyline. Gather around the outdoor fire table for cozy evenings under the stars while taking in the sweeping views of downtown Calgary. The convenience of underground titled parking adds to the appeal, ensuring your vehicle is secure and protected from the elements year-round. Living in one of Calgary's most walkable neighborhoods, you'll have easy access to the best restaurants, coffee shops, and boutique stores that Kensington has to offer. A grocery store is conveniently located just across the street, and commuting downtown is a breeze with the 10th Street bridge just minutes away. This unit is an ideal fit for young professionals, empty nesters, investors, or university students who desire a stylish, urban lifestyle in one of the city's most dynamic communities. Don't miss the opportunity to call this stunning condo home.

Inclusions:

N/A

Property Listed By:

Real Broker

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













