



THE
A-TEAM

**RE/MAX
FIRST**

1234 5 Avenue #2101, Calgary T2N 0R9

MLS® #: **A2175899**

Area: **Hillhurst**

Listing Date: **10/29/24**

List Price: **\$898,898**

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:

Finished Floor Area
Abv Sqft: **1,520**
Low Sqft:
Ttl Sqft: **1,520**

Parkade, Secured, Stall, Titled, Underground

DOM

85

Layout

Beds: **2 (2)**
Baths: **3.0 (3 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony, Storage**

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

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`11" x 12`2"	Bedroom - Primary	Upper	10`4" x 16`7"
Kitchen	Main	16`10" x 10`6"	Walk-In Closet	Upper	6`10" x 8`2"
Dining Room	Main	16`10" x 7`1"	5pc Ensuite bath	Upper	12`4" x 13`1"
Office	Main	10`11" x 9`10"	Laundry	Upper	6`11" x 5`7"
Foyer	Main	12`7" x 4`0"	4pc Bathroom	Upper	4`10" x 9`5"

3pc Bathroom

Main

5`8" x 9`1"

Bedroom
Legal/Tax/Financial

Upper

9`7" x 12`7"

Condo Fee:
\$1,394

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1711550**

Remarks

Pub Rmks: **2101, 1234 5th Avenue NW| Welcome To Ezra On The Park! | Sophisticated Executive Residences In The Heart Of Kensington | A Rare Stunning 2 Storey Apartment Townhome Backing Directly onto the Historic Riley Park | Open Concept Main Floor With Jaw-Dropping 11 Ft Ceilings Includes Office/Den 3 PCE Bath & Upper-Level Featuring 2 Bedrooms & 2 Full Baths Plus | The Primary Bedroom Boasts An Unbelievable Walk-In Closet & Dressing Room With Built-Ins & Spa-Inspired Ensuite With Glass & Tile Shower, Quartz Counters, Double Vanities & Free-Standing Tub | With A Private Balcony Overlooking Park & A Convenient 2nd Floor Laundry With Front-Loading Washer & Dryer | Two Underground Titled Parking Stalls, Storage Locker & Bike Storage Area | Condo Fees Include Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | Pets Allowed (Dogs & Cats) Subject To Board Approval, No Age Restrictions & No Airbnb | Fully Equipped Fitness Centre On 2nd Floor Of The West Tower | Ezra Club Lounge & Wine Tasting Room On 2nd Floor Of The East Tower | Steps To Hillhurst Community Centre & Farmers Market | Riley Park With Its Wading Pool & Fountains, Cricket & Senator Patrick Burns Memorial Rock Garden | Premier Inner City Location With Resturants & Shopping | Stunning Courtyard Landscaping & Guest Suite | 2 Elevators.**

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

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









