



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

**53**  
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**









