

1107 GLADSTONE Road #304, Calgary T2N 1W1

Utilities:

MLS®#: **A2184885** Area: **Hillhurst** Listing **01/02/25** List Price: \$850,000

Status: Active County: Calgary Change: -\$30k, 21-Jan Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

City/Town: Calgary Finished Floor Area
Year Built: 2022 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: Ttl Sqft: **1,209**Lot Shape:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz:

1,209

3 (3)

1

2.5 (2 1)

High-Rise (5+)

20

Access: Lot Feat:

Park Feat: Underground

Utilities and Features

Roof: Construction:

Heating: Forced Air Concrete

Sewer: Flooring: Ext Feat: Balcony Hardwood,Tile

Water Source: Fnd/Bsmt:

Kitchen Appl: Built-In Gas Range, Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Int Feat: No Animal Home, No Smoking Home, Open Floorplan

Room Information

Noon men

Room Level **Dimensions** Room Level **Dimensions** 11`7" x 9`11" **Bedroom - Primary** Main 10`9" x 10`4" **Bedroom** Main **Bedroom** Main 11`8" x 9`6" 2pc Bathroom Main 4`8" x 4`8" 4pc Bathroom Main 8`11" x 4`11" 5pc Ensuite bath Main 10`7" x 9`4" Laundry Main 5`7" x 5`4" **Dining Room** Main 9`1" x 6`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$681 Fee Simple DC

Fee Freq: Monthly

Legal Desc: **2211091**

Remarks

Pub Rmks:

Discover the pinnacle of luxury living in this pristine three-bedroom, three-bathroom condo, spanning over 1,200 square feet, in the exclusive boutique building, Theodore by Graywood. Meticulously maintained by its original owner, this residence radiates charm and elegance shows 10/10, featuring a spacious deck that offers the perfect spot to unwind. The high-end kitchen is a chef's dream, equipped with ample cabinetry, sleek quartz countertops, a breakfast bar, and upgraded Fisher & Paykel stainless steel appliances. The primary suite is a tranquil retreat with expansive windows, a generous closet, and a spa-like ensuite, complete with a stand-up shower, bathtub, and dual vanity. Two additional well-sized bedrooms and bathrooms round out the living space, ensuring comfort for family or guests. Additional highlights include in-suite laundry, a natural gas BBQ hookup, one titled underground parking stall, a storage locker, and stunning inner-city views from the shared rooftop patio. This pet-friendly residence perfectly blends style and functionality, placing you just steps away from Kensington's trendy boutiques, cafes, and restaurants, as well as the lush green spaces of Riley Park. Enjoy seamless access to schools, parks, grocery stores, the C-Train, the Bow River, and the vibrant Downtown core, offering an unmatched urban lifestyle. Schedule your private showing today and experience a life of luxury and convenience.

Inclusions: N/A

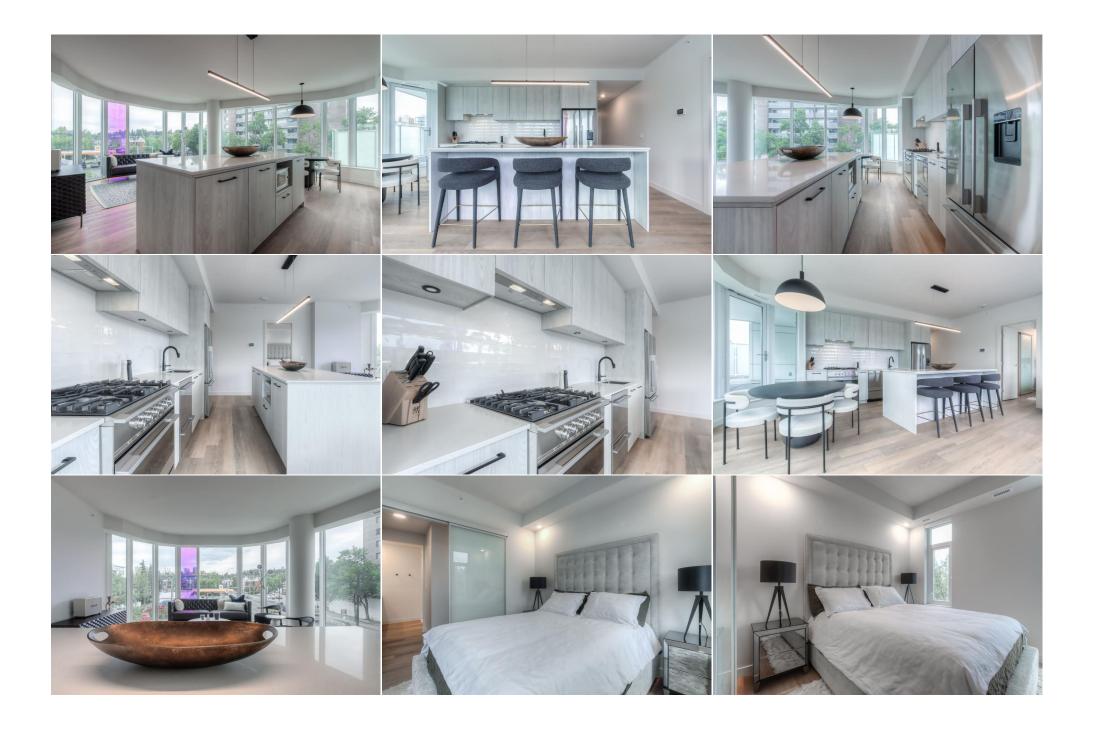
Property Listed By: Royal LePage Benchmark

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

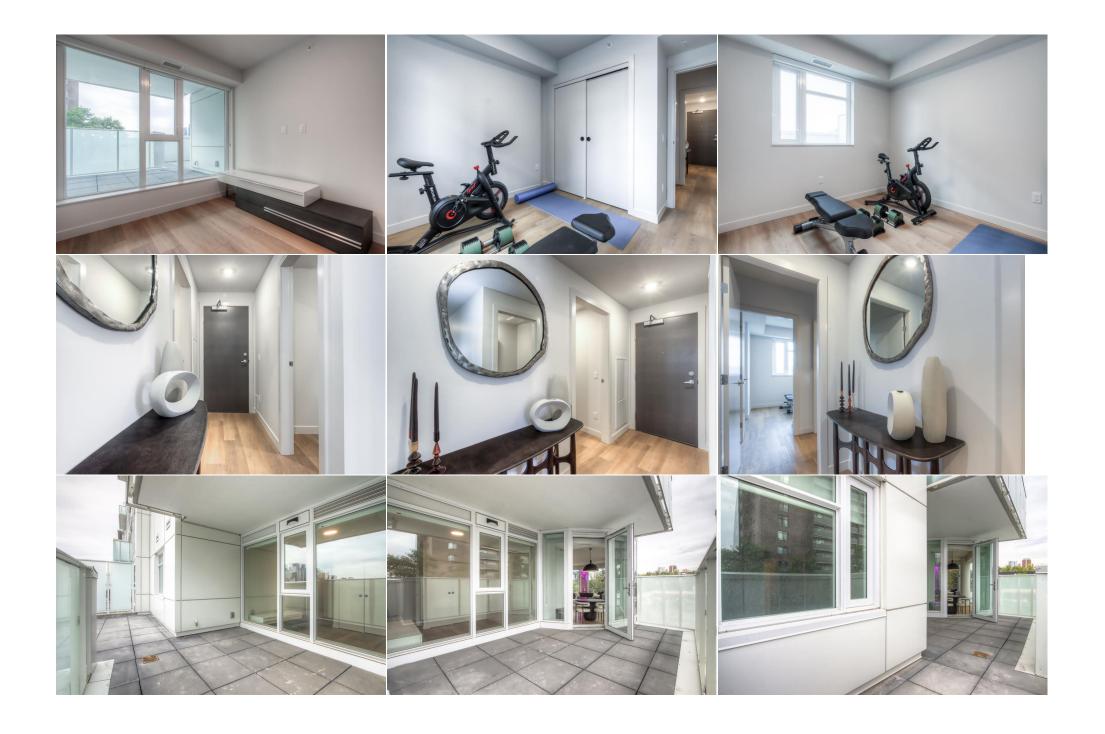














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