



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1234 5 Avenue #1203, Calgary T2N 0R8**

MLS® #: **A2185504**

Area: **Hillhurst**

Listing Date: **01/09/25**

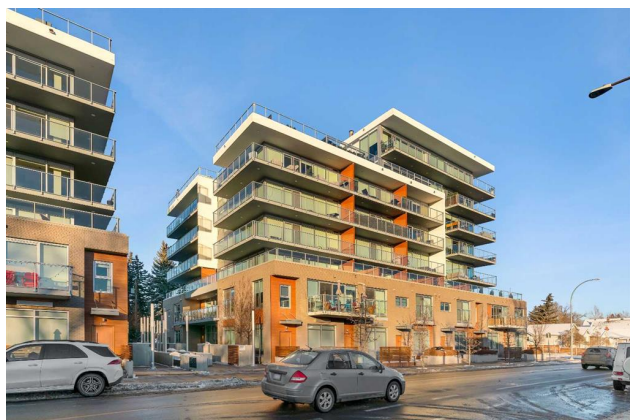
List Price: **\$799,000**

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:

Finished Floor Area

Abv Sqft: **1,145**  
Low Sqft:  
Ttl Sqft: **1,145**

DOM

**44**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

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

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Concrete**  
Flooring: **Carpet, Laminate, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`3" x 7`4"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>12`9" x 8`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`9" x 10`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`9" x 8`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`3" x 12`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 15`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 9`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,020**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **1711550**

Remarks

Pub Rmks: **Welcome to 1203, 1234 5 Avenue NW. Nestled in the heart of the city, this sophisticated 2-bedroom, 2-bathroom condo offers a perfect blend of contemporary design and urban convenience, with breathtaking views of tranquil Riley Park. Step inside to discover an inviting open-concept layout adorned with high ceilings, and floor-to-ceiling windows that flood the space with natural light. The spacious living and dining areas seamlessly connect to a sleek, modern kitchen featuring quartz countertops, a central island with an eating bar, glossy white cabinetry, and a premium stainless steel appliance package—perfect for both everyday living and entertaining. The primary suite is a luxurious retreat, boasting a walk-in closet and an elegant 5-piece ensuite with dual sinks, a freestanding soaker tub, and a glass-enclosed shower. A generously sized second bedroom and a stylish 4-piece bath offer versatility for children, guests, or a home office. Additional highlights include a convenient in-suite laundry room with a sink and ample storage, a massive balcony with picturesque views of Riley Park, a titled underground parking stall in a secure facility, and an assigned storage locker. Residents of this well-maintained building enjoy access to premium amenities, including a fully equipped fitness centre and a stylish party room. The location is second to none—steps from Riley Park's lush green spaces and close to the West Hillhurst Community Association, Bow River pathways, trendy Kensington shops and dining, SAIT, schools, public transit, and the downtown core.**

Inclusions:  
Property Listed By: **N/A  
RE/MAX First**

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









