

1107 GLADSTONE Road #104, Calgary T2N 3T1

MLS® #: **A2188865** Area: **Hillhurst** Listing Date: **01/20/25** List Price: **\$305,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area
 Abv Sqft: **510**
 Low Sqft:
 Ttl Sqft: **510**

DOM
2
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting,Private Entrance**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Cooktop,Gas Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Separate Entrance,Soaking Tub,Track Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`6" x 6`0"	Other	Main	2`1" x 2`11"
Living Room	Main	11`5" x 10`6"	Kitchen	Main	12`11" x 8`8"
Laundry	Main	3`0" x 7`4"	Bedroom - Primary	Main	9`10" x 11`8"
4pc Bathroom	Main	10`0" x 4`11"	Other	Main	14`1" x 11`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$291

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: **2211091**

Remarks

Pub Rmks: **Investor Alert! This vacant unit in the sought after Theodore in Hillhurst/Kensington is the ideal next investment for your portfolio. Looking for a first home instead? With titled storage and an exceptional pricepoint, you are well on your way to reaping the rewards of home ownership. You have a unique entrance and you will marvel at how spacious this unit is. Equipped with built-in AC and in-suite laundry, this gorgeous ground floor unit with private patio is sure to please. High ceilings, floor to ceiling living room windows, luxury vinyl plank throughout and lots of cupboard space rounds off this unit nicely. The location is superb, being across the street from Safeway and C-Train, a short walk to SAIT, Bow River, shops and cafes of Kensington. Views from the rooftop patio are breathtaking!**

Inclusions: **na**
Property Listed By: **Real Broker**

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







