



THE
A-TEAM

**RE/MAX
FIRST**

1110 5 Avenue #122, Calgary T2N 0R6

MLS®#: **A2190381** Area: **Hillhurst** Listing Date: **01/28/25** List Price: **\$499,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,423**
 Low Sqft:
 Ttl Sqft: **1,423**

DOM
4
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Multi Level Unit**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Off Street, Parkade, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**
 Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`9" x 8`8"	2pc Bathroom	Main	
Dining Room	Main	15`0" x 10`0"	Living Room	Main	16`9" x 15`0"
Bedroom - Primary	Second	20`2" x 10`4"	3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`5" x 9`7"	Flex Space	Second	13`8" x 9`6"
4pc Bathroom	Second				

Legal/Tax/Financial

Condo Fee:
\$948

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9910368**

Remarks

Pub Rmks: **An Outstanding Location Backing onto Riley Park. This building is an easy walk to all of the Restaurants and Shops on 10th Street in the Kensington area. This Two Bedroom 2 1/2 Bath 2-Storey condo has excellent views of Riley Park in the Kensington on the Park building. The open floor plan with 9-foot ceilings on the main features a well-equipped Kitchen, and an open Living Room / Dining Room combination complete with a corner fireplace. The spacious 2nd floor features a large primary bedroom with a three-piece ensuite bath, as well as a balcony with gorgeous views over the Park. A second bedroom and a large flex room along with the main four-piece bathroom complete this level. There is a titled indoor tandem parking stall in the underground parkade with storage nearby.**

Inclusions:
Property Listed By: **Shelving under the stairs, Bookshelf / Pantry Storage Unit on the main floor, mirror in 2nd bedroom closet
RE/MAX Realty Professionals**

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











