

1107 GLADSTONE Road #104, Calgary T2N 3T1

MLS® #: **A2197659** Area: **Hillhurst** Listing Date: **02/27/25** List Price: **\$285,000**
 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

0
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Brick,Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,See Remarks,Stone Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$291** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **2211091**

Remarks

Pub Rmks:

Looking for a home that offers both convenience and comfort? This ground-floor unit in The Theodore is the perfect fit—whether you're a first-time buyer or an investor seeking a prime location. With its own separate entrance and a spacious private patio, this unit gives you the feel of a townhome with the benefits of condo living. Stay cool in the summer with built-in A/C, and enjoy the ease of in-suite laundry. High ceilings and floor-to-ceiling windows bring in loads of natural light, while the modern flooring and ample kitchen storage add to the stylish, functional space. The location is unbeatable—just one block from the C-Train for an effortless commute, directly across from Safeway for convenient grocery runs, and steps from the vibrant shops, cafés, and restaurants of Kensington. Plus, SAIT, the Bow River pathways, and downtown are all within walking distance. Top it all off with access to The Theodore's stunning rooftop patio, where you can take in breathtaking city views. This is urban living at its best—don't miss your chance to own in one of Calgary's most desirable neighborhoods!

Inclusions:

N/A

Property Listed By:

RE/MAX First

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





