



THE
A-TEAM

**RE/MAX
FIRST**

1110 5 Avenue #304, Calgary T2N 0R6

MLS® #: **A2200864**

Area: **Hillhurst**

Listing Date: **03/10/25**

List Price: **\$925,000**

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: **1,936**
Low Sqft:
Ttl Sqft: **1,936**

DOM

38
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **In Floor, Hot Water**
Sewer:
Ext Feat: **None**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator**

Int Feat: **Central Vacuum, Double Vanity, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5`6" x 7`10"	4pc Ensuite bath	Main	8`7" x 13`3"
Bedroom	Main	13`2" x 15`7"	Bedroom	Main	12`4" x 12`10"
Dining Room	Main	16`2" x 10`11"	Foyer	Main	10`1" x 8`4"
Kitchen	Main	12`7" x 9`3"	Living Room	Main	16`0" x 13`0"
4pc Ensuite bath	Second	5`10" x 10`10"	Den	Second	16`9" x 22`7"

Bedroom - Primary	Second	13`5" x 19`5"	Walk-In Closet Legal/Tax/Financial	Second	6`6" x 7`4"
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Condo Fee: \$1,309		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
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Legal Desc:	9910368		Remarks		
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Pub Rmks:	<p>Wonderful Kensington On The Park, this lovely top floor 2 storey, 3 bedroom 1936 sqft Air Conditioned unit in trendy Kensington backing onto Riley Park! Completely renovated. Elegant entry opens to spacious and bright living room with abundant natural light and array of windows. 2 storey, soaring ceiling, granite gas fireplace, living room over looked by open upper bonus room. Gourmet kitchen with generous custom Euro style white cabinets, glass ceramic backsplash, stainless steel appliances including, wine fridge. Open to living room area. Main floor offers 2 bedrooms, one with full ensuite. Upper level boasts bright open flex/bonus room, large bedroom w walk in closet stunning ensuite bath. This area over looks and is open to main floor. Enjoy all the perks of living in Kensington. Amazing walk ways, bike paths, restaurants, Sait, and shopping are all within walking distance. Patio backs onto Park. 2 indoor tandem parking stalls, next to your storage locker.</p>				
Inclusions:	3 wall mounted TV's and wall mounts. T.V. upstairs family room not working				
Property Listed By:	RE/MAX Real Estate (Central)				

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











