



780-380-6207
 meghan@meghanrobinson.net

1303, 1234 5 Avenue NW
 Calgary, Alberta

MLS # A2161412



\$850,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Hillhurst | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 1,058 sq.ft. | Age: | 2017 (7 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Secured, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------|-------------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 960 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Planters on deck

Overlooking tranquil Riley Park, this modern & airy 2 bedroom, 2 bath condo presents hardwood floors, high ceilings & floor to ceiling windows allowing plenty of natural light, which showcases an open plan with living & dining areas that are open to the kitchen & tastefully finished with quartz counter tops, island/eating bar, glossy white cabinetry & a stainless steel appliance package. The primary bedroom boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & separate shower. The second bedroom & 4 piece bath are perfect for kids or guests. Other notable features include in-suite laundry complete with sink & storage, huge wrap-around balcony with views of Riley Park, one titled secured underground parking stall & an assigned storage locker. Building amenities include a fitness centre & party room. The central location is ideal & steps from Riley Park & close to West Hillhurst Community Association, Bow River pathways, trendy Kensington, SAIT, schools, shopping, public transit & walking distance to the downtown core.