

# \$359,900 - 301, 1107 Gladstone Road Nw, Calgary

MLS® #A2194905

**\$359,900**

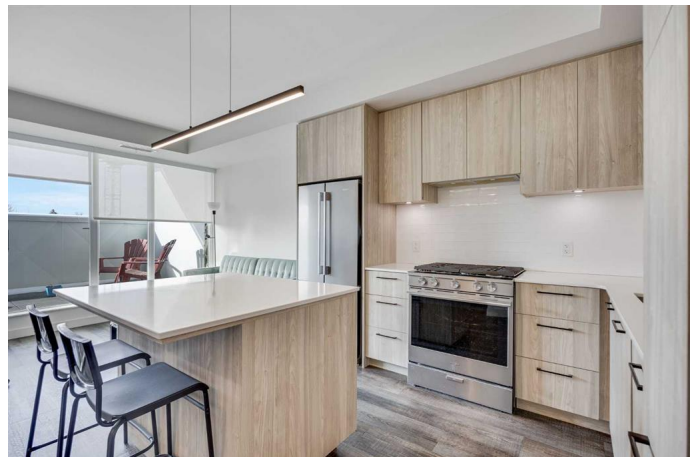
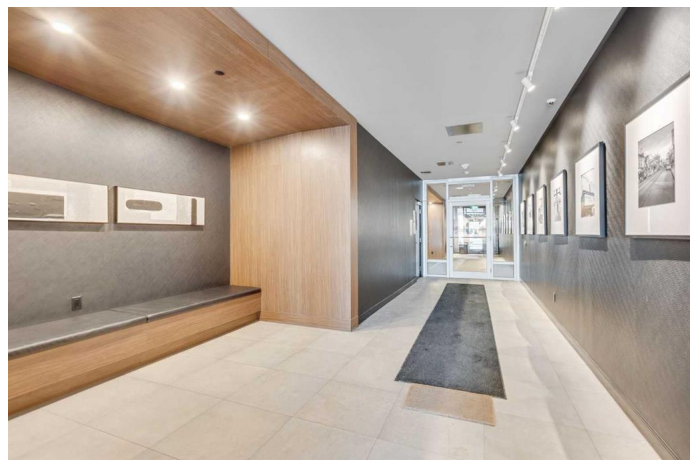
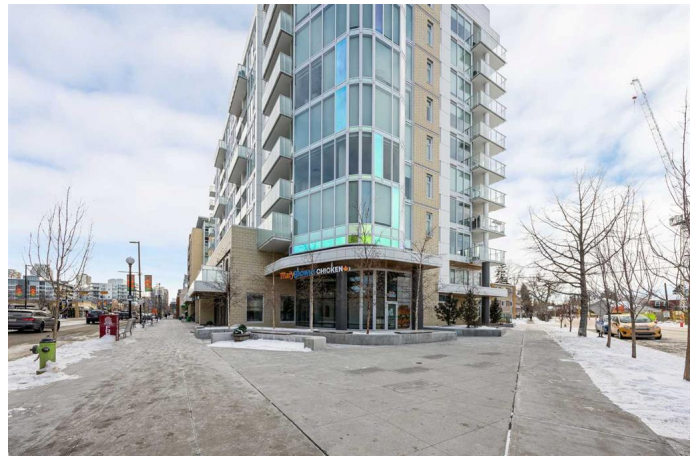
2 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to the Pinnacle of Urban Living at The Theodore!

Nestled in the heart of Kensington, this meticulously designed 570 sq. ft. west-facing unit offers a unique blend of luxury and convenience. As you step into this thoughtfully crafted residence, you'll be greeted by an abundance of natural light flowing through expansive west-facing windows, showcasing the chinook arch to the west. The open concept space connects the living, dining, and kitchen areas, creating an inviting atmosphere for both relaxation and entertaining. The modern kitchen is a chef's delight, featuring sleek countertops, top-of-the-line Fisher & Paykel stainless steel appliances, and central island. Whether hosting a dinner party or enjoying a quiet night in, this space effortlessly combines style and functionality. The primary suite is a true sanctuary with a west-facing window, bathing the room in afternoon, natural sunlight. Adjacent to the primary suite, the main bath is a full 4-piece spa with a deep, relaxing soaker bath, perfect for unwinding after a busy day in the city. The second bedroom is legal and currently used as an office/den to meet your flexible needs. This unit comes with an assigned parking stall right across from the elevator entrance to the garage. Enjoy panoramic views of the city and surrounding landscapes from the rooftop patio, complete with 2 outdoor kitchens, Adirondak chairs and fire table. Located in Kensington,



one of the most highly desired neighborhoods in all of Calgary, residents enjoy easy access to the city's best restaurants, shops, and cultural attractions, making every day an opportunity to experience the dynamic urban lifestyle.

Come and enjoy living at The Theodore. You deserve this level of luxury.

Built in 2022

### Essential Information

MLS® #	A2194905
Price	\$359,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	570
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	301, 1107 Gladstone Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1W1

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Gazebo, Picnic Area, Roof Deck
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Heated Garage, Parkade, Stall, Underground

# of Garages 1

### **Interior**

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Recessed Lighting

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas, High Efficiency

Cooling None

# of Stories 11

### **Exterior**

Exterior Features Balcony, Courtyard, Fire Pit, Barbecue, Outdoor Grill, Outdoor Kitchen, Private Entrance, Uncovered Courtyard

Roof Flat Torch Membrane, Tar/Gravel

Construction Brick, Concrete, Metal Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed February 14th, 2025

Days on Market 49

Zoning DC

### **Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.