

# \$279,900 - 104, 1107 Gladstone Road Nw, Calgary

MLS® #A2197659

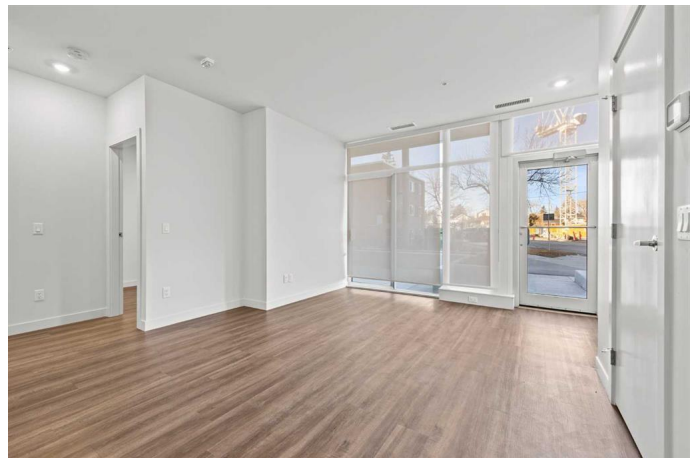
**\$279,900**

1 Bedroom, 1.00 Bathroom, 511 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

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, caf  s, 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!



Built in 2022

## Essential Information

MLS® #                      A2197659

Price                        \$279,900

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	104, 1107 Gladstone Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3T1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Storage, Visitor Parking, Roof Deck
Parking	None

### Interior

Interior Features	High Ceilings, Open Floorplan, Stone Counters, Storage, See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	10

### Exterior

Exterior Features	Private Entrance
Construction	Brick, Concrete

### Additional Information

Date Listed	February 27th, 2025
Days on Market	52
Zoning	DC

**Listing Details**

Listing Office                RE/MAX First

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