



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2105, 1234 5 Avenue NW
Calgary, Alberta

MLS # A2315751



\$320,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	562 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	Negotiable		

Experience modern luxury in Calgary’s highly desirable Hillhurst community. This meticulously maintained concrete residence features a rare private entrance, seamlessly blending the autonomy of a townhouse with the convenience of condo living. The open-concept design is defined by dramatic 9-to-10-foot ceilings, recessed lighting, and expansive windows that frame bright, southern exposures. Culinary enthusiasts will appreciate the kitchen’s sleek quartz surfaces and integrated European appliances. The primary suite serves as a spacious retreat, comfortably hosting a king-sized bed. Residents enjoy exclusive access to fitness facilities, a social lounge, and a secure titled parking stall. Situated steps from the Kensington district, SAIT, University of Calgary and the downtown core, this property offers a sophisticated lifestyle of unparalleled convenience.