

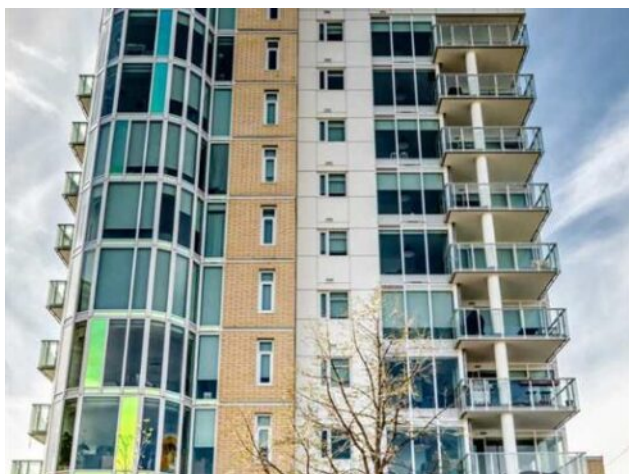


GRASSROOTS
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**310, 1107 Gladstone Road NW
Calgary, Alberta**

MLS # A2315932



\$749,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	895 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Ceiling, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		
Inclusions:	none		

Step into the tranquility of this west facing, open concept beauty in Hillhurst. With high ceilings and plenty of windows allowing an immense amount of natural light, this home feels much bigger than the measurements indicate. The kitchen, dining and living room flow nicely and offer a great deal of space for entertaining. Not only does your new kitchen come with a gas stove and recessed under cupboard lighting, but the island is massive - ideal for entertaining, projects, baking or homework! An abundance of storage space makes this kitchen a dream. Two very spacious bedrooms offer room for both large framed beds and dressers. The primary bedroom closet is oversized and spacious, right next to your ensuite bathroom. Your main bath, den, laundry room and entrance coat room are all conveniently contained within the hallway adding to the efficient use of space in this gorgeous unit. Tenants in place until Aug 31, 2026. The building has bike storage on the first floor and a gorgeous rooftop patio. The unit comes with a titled storage locker and titled underground parking stall. Units this size don't come up often in this building and turnover is very low in this very well managed building. Stellar investment opportunity