



GRASSROOTS
REALTY GROUP

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1608, 1234 5 Avenue NW
Calgary, Alberta

MLS # A2326153



\$299,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	411 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: tv and tv mount

Trendy, thoughtfully updated, one bedroom condo with large balcony located in the popular Ezra on Riley Park concrete building. This 6th floor condo in the east building offers several renovations over the past few years including: LVP flooring, modifying the bedroom wall to allow a full wall of shelving in the living room, built-in closet solutions in the bedroom and front entrance closets, and front entrance feature wall with built-in coat hooks. This condo has a great layout including a modern kitchen with high gloss white cabinetry, stainless steel appliances, panelled fridge, pantry cabinet, and an added shelf perfect for mugs or spices. The bright living room, with access to the east facing balcony, has built-in custom shelves and space for a small dining table or desk. Sleek 4 piece bathroom with tile floor, tiled shower/soaker tub combo, nice big medicine cabinet mirrors with storage, and quartz countertop. Convenient in-suite laundry with full size Whirlpool washer and dryer and room for your brooms and laundry supplies. Enjoy views of Riley Park and downtown from the east facing, covered balcony with 108 sq ft of additional space, equipped with a gas line for your BBQ. This condo comes with a titled underground parking stall and assigned storage locker. Modern amenities in the building include the fully equipped gym, guest suite, social room with kitchen, dining table, lounge areas, balcony and wine room with wine lockers, plus bike storage and a car wash in the parkade. This is an amazing condo in a great location right beside Riley Park, close to Kensington, the river, downtown, SAIT, the LRT and more! A walkable lifestyle in a great building!