

\$700,000 - 2306, 1234 5 Avenue Nw, Calgary

MLS® #A2139796

\$700,000

2 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE: SATURDAY, JUNE 15 2-4PM.

Welcome to EZRA on Riley Park, nestled in the heart of Kensington! This stunning 2-bedroom, 2-bathroom condo is situated in one of the city's most vibrant neighborhoods. As you step inside, you'll be greeted by floor-to-ceiling windows that flood the space with natural light, highlighting the impeccable craftsmanship and attention to detail throughout. The open-concept layout is perfect for entertaining guests or enjoying a cozy evening at home. The floor-to-ceiling windows extend into the primary suite, where you can unwind in your spa-inspired bathroom while watching the sunset.

One of the true highlights of this remarkable condo is the expansive 858-square-foot terrace, featuring two gas lines. Imagine hosting unforgettable summer gatherings with friends and family while taking in breathtaking views of the city skyline. Whether you're sipping your morning coffee or unwinding after a long day, this outdoor oasis will quickly become your favorite place to relax and recharge.

The building itself offers an array of impressive amenities to enhance your lifestyle. Celebrate special occasions in the well-appointed party room, maintain a healthy and active lifestyle in the fitness center, and enjoy the convenience of underground heated parking, ensuring you never have to worry about finding a spot



during the colder months. If the fitness center isnâ€™t enough, Riley Park is just steps away.

With its prime location in Kensington, you'll have an endless array of dining, shopping, and entertainment options right at your doorstep. Explore charming boutiques, indulge in culinary delights at renowned restaurants, or take a leisurely stroll through the vibrant streets, soaking in the energy of this beloved neighborhood.

Built in 2017

Essential Information

MLS® #	A2139796
Price	\$700,000
Sold Price	\$681,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2306, 1234 5 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R9

Amenities

Amenities	Bicycle Storage, Fitness Center, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking
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Parking Spaces	1
Parking	Heated Garage, Off Street, Parkade, Stall, Titled, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, Recreation Facilities
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Metal Siding

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 27th, 2024
Days on Market	14
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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