

\$724,900 - 603, 1107 Gladstone Road Nw, Calgary

MLS® #A2142660

\$724,900

2 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSES CANCELLED: PROPERTY CONDITIONALLY SOLD. Welcome to this Brand-New, never-lived-in dream apartment in the Theodore Building in the heart of Kensington. Not often will you find a unit that so tastefully blends functionality, style, and comfort. As you step into the unit, you will notice how large and open it is and be greeted with a flood of natural light pouring in from the west-facing floor-to-ceiling windows showcasing breathtaking panoramic views of the city and surrounding landscapes. One of the highlights of this unit is the quality of the finishing. The modern kitchen is a chef's delight, featuring sleek countertops, top-of-the-line stainless steel appliances, and ample storage space. The open-concept living space seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for relaxation and entertaining. Right off the large living space, you can walk out to your patio, which overlooks northwest Calgary. The high-end vinyl plank flooring flows through the entire unit. Walking into your primary bedroom, you will pass a huge walk-in closet with endless possibilities. The primary bedroom also features your dream ensuite bathroom with a sprawling vanity and a walk-in shower.

The secondary bedroom will not disappoint, with a huge closet and stunning west views. If you need a secluded space to work from home or have a study, the den in this unit provides opportunities for both. You will never be



disappointed with the views this corner unit offers. 6-Stories up, you can catch a glimpse of the mountains on a clear day. If you want some of the best views of the Calgary skyline the city has, head up to the expansive rooftop balcony. The unit also has a titled, underground parking stall and a bike storage room. Located in one of the most highly desired neighbourhoods in all of Calgary, residents enjoy easy access to the city's best restaurants, shops, and cultural attractions, making every day an opportunity to experience the dynamic urban lifestyle. Take the chance to make this sophisticated corner unit at The Theodore Building your new home.

Built in 2022

Essential Information

MLS® #	A2142660
Price	\$724,900
Sold Price	\$690,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	603, 1107 Gladstone Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3T1

Amenities

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	10

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	August 1st, 2024
Days on Market	43
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.