

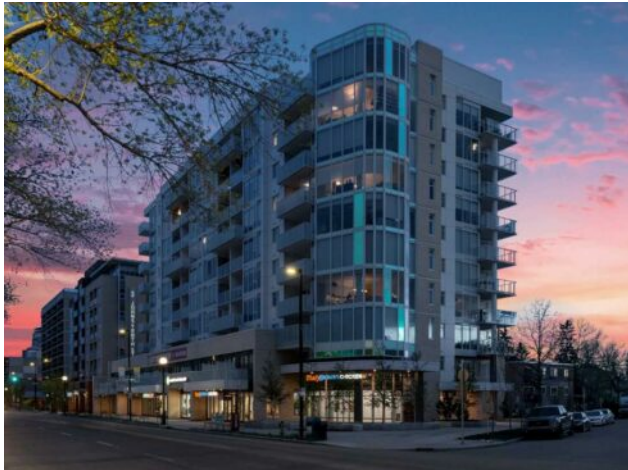


GRASSROOTS
REALTY GROUP

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908, 1107 Gladstone Road NW
Calgary, Alberta

MLS # A2216573



\$379,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	669 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 370
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

Perched just below the top floor of this beautifully crafted building, this stunning 2-BEDROOM, 2-BATHROOM condo offers more than just a home, it offers a lifestyle. Wake up every morning to the FLOOR-TO-CEILING WINDOWS framing the downtown Calgary skyline, and sip your morning coffee on a your private patio as the city slowly comes to life below you. Nestled in the vibrant Kensington community, you're steps away from boutique shops, cafes, grocery stores, bike paths, and the Bow River, yet high above it all, in what might just be the best location in the building. Inside, every detail speaks to modern elegance: STAINLESS STEEL APPLIANCES, expansive BREAKFAST BAR, STONE COUNTERTOPS, and luxury VINYL PLANK FLOORING come together in a space that's as functional as it is beautiful. Even the bathrooms are thoughtfully designed, featuring contemporary finishes that blend style and comfort, with the primary bathroom featuring a STAND-UP GLASS SHOWER. When the sun sets, head up to the ROOFTOP PATIO - an inviting space with FIRE TABLES, COZY SEATING and GAS BBQ for residents to enjoy. This space is perfect for entertaining guests or simply taking in the twinkling city lights at the end of a long day. With LOW CONDO FEES, professional building management, visitor parking, and a strong sense of community, this home is more than a savvy investment - it's a place where your next chapter begins.