



GRASSROOTS
REALTY GROUP

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406, 1107 Gladstone Road NW
Calgary, Alberta

MLS # A2267793

\$355,000



Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	659 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Ceiling, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub		
Inclusions:	none		

The Theodore is one of the most popular and sought after buildings in Kensington. Situated on the corner of Gladstone and 10th, across from Safeway and LRT, steps from a plethora of artisan shops and moments from the Bow River and pathways, down the hill from SAIT, a short drive to Foothills hospital and UofC and a short walk to work in the core, this building is perfect. This unit has much to offer including high ceilings, built in AC, a large balcony with morning sun, gas stove and in-suite laundry. This unit is perfect for investors (already tenanted) single professionals or a couple looking to get into the market. Work from home or set up a yoga retreat in your den. The rooftop patio is equipped with 2 bbqs, outstanding views (you can see both the mountains and downtown) and lots of seating. You will find a first come first serve bike storage on the first floor. Condo allows one pet per unit, dogs under 25lb. Set up a viewing today with your favourite Realtor or contact me directly for a showing.