



**GRASSROOTS**  
REALTY GROUP

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**1106, 1234 5 Avenue NW  
Calgary, Alberta**

**MLS # A2280366**



**\$624,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,125
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, No Smoking Home, Quartz Counters		

**Inclusions:** none

Welcome to a beautifully maintained, barely lived in multi-level townhouse in the heart of Hillhurst. This home is steps from Riley Park and a short walk into 10th street and the Bow River. A wonderful location! The main floor has a large living room with 10ft high ceilings along with large windows facing south. The kitchen is modern with quartz counter tops, SS appliances (gas range), with high end cabinetry. An office/den along with a 2 piece bathroom plus a 2nd door that leads to the lobby entrance. The upper level has stacked laundry, some built in cabinets at the top of the stairs and 2 large bedrooms each with their own bathrooms. The master bedroom is large, bright and faces south. The ensuite is a 5 piece with a standalone tub, a walk in shower, and dual sinks. There is a large walk in closet that fits plenty of clothes and shoes. The unit comes with an underground titled parking spot and an assigned storage unit. The complex comes with a plethora of amenities that includes a fitness room on the 2nd floor and a large games room/wine room on the 2nd floor as well. Bike storage in the parkade. This well located unit won't last long!