



311, 1110 5 Avenue NW
Calgary, Alberta

MLS # A2291033



\$545,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,329 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Secured, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 913
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Experience inner-city living at its finest in this spacious Hillhurst condo, perfectly positioned for all of life's essentials. This bright and inviting home features two large bedrooms, two bathrooms, and two private balconies—offering flexible living spaces and abundant natural light. Storage isn't an afterthought here: enjoy one dedicated room within the unit, a storage locker in the underground parking area, and an additional storage unit on the balcony, ensuring everything has its place. A tandem underground parking stall provides secure, convenient parking for you and a guest. The complex backs onto Riley Park, delivering picturesque views and easy outdoor access, while residents also enjoy on-site amenities including a gym and a bike room. Step outside and you'll be just moments from Hillhurst's boutique shops, fine dining, coffee shops, and entertainment. Outdoor enthusiasts will appreciate nearby bike paths along the Bow River, with a pleasant walk to downtown. Don't miss the opportunity to make this stylish, well-appointed condo your new home in one of the city's most desirable communities.