



2507, 1234 5 Avenue NW  
Calgary, Alberta

MLS # A2303603



**\$299,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	410 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** TV Mount

AMAZING VALUE ON RILEY PARK! Welcome to EZRA ON RILEY PARK & this sleek 1 bedroom condo in the highly sought-after inner city community of Hillhurst. This 5th floor unit in the West tower of this concrete & steel complex enjoys high ceilings & laminate floors, designer kitchen with quartz counters & West-facing balcony with gas BBQ line. Perfect for the first-time homeowner or as investment, this bright & airy home has floor-to-ceiling windows with roller blinds, open concept kitchen with high-gloss cabinets, upgraded Blomberg & Samsung appliances & private primary bedroom with mirrored closet. In-suite laundry with space-saving Whirlpool washer & dryer. The bathroom has quartz counters & tile floors. Huge full-width covered balcony overlooking the treetops with views of the surrounding neighbourhood. Additional features include NEST thermostat, unit-controlled central air & heating, separate storage cage & TITLED UNDERGROUND HEATED PARKING. Residents of EZRA also enjoy the top-notch amenities which includes onsite fitness centre, bike storage, underground visitor parking for their guests & the Ezra Club lounge complete with kitchen, fireplace & wine storage/tasting room. Backing onto beautiful historic Riley Park & next to Hillhurst/Sunnyside community centre, in this top-notch location only a few short minutes to SAIT & LRT, trendy Kensington district & downtown.