



214, 1107 Gladstone Road NW  
Calgary, Alberta

MLS # A2125229



**\$370,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	467 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this perfect oasis in Kensington, steps away from grocery, shopping, LRT, parks and pathways. This fantastic junior 1 bedroom is perfect for you to live in or as an investment opportunity. Features upgraded appliance package and a large private balcony. Easy commute to SAIT or U of C, this junior 1 bed comes with 2 titled parking stalls which most other small units do not have even one! This brand-new building also features a fantastic rooftop patio for all residents to use, perfect for enjoying those summer nights and watching fireworks. Contact your favourite realtor today and book your showing!