



**405, 1107 Gladstone Road NW
Calgary, Alberta**

MLS # A2133637



\$384,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	657 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 344
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

Welcome to urban living at its finest! This stunning 4th-floor condo in The Theodore might just be the one you've been searching for. Located in one of the trendiest communities in town, Hillhurst. Just down the street you'll find the walkways of Kensington, filled with countless boutiques and well known restaurants. Directly across the street from Safeway makes your grocery shopping a breeze and only a block away from the c-train! Built in 2022, this home boasts vinyl plank flooring throughout and sets the stage for an open-concept living area and a private balcony. The kitchen offers custom cabinets, quartz counters, stainless steel appliances (including a gas stove) and an island with a flush eating bar. The primary bedroom has built-in closet organizers, is complemented by a 3-piece ensuite and finished with quartz countertops and a walk-in shower. The second bedroom, located across the 4-piece main bath also shines with its own style and functionality with quartz counters and a tub. Top floor has a spectacular rooftop patio. Great for hosting BBQ's here with friends and family against the backdrop of the city skyline, with the outdoor fire table going — a lovely experience. A Titled storage locker included. Book your private showing today!