



GRASSROOTS
REALTY GROUP

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**210, 1107 Gladstone Road NW
Calgary, Alberta**

MLS # A2209366



\$282,500

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	455 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 256
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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Discover the perfect mix of luxury and convenience at The Theodore. An exquisite high-rise building situated in the heart of Hillhurst, steps away from Downtown Calgary. Upon entry, one will immediately notice the sophisticated finishes, including luxury vinyl plank flooring throughout. This open-concept floor plan features a generously sized one bedroom and a four-piece bathroom, and the convenience of in-suite laundry. Proceeding down the hallway, one will find the kitchen, living room, and dining area. The kitchen is equipped with stainless steel appliances, GAS STOVE, floor-to-ceiling cabinetry, quartz countertops, and a large island. The living area seamlessly extends to the east facing balcony, with expansive doors that allow an abundance of natural light. Additional amenities of this unit include access to an expansive rooftop patio and a spacious open BBQ area with a fire table and tables for gathering. Furthermore, all essential services and amenities are in close proximity, including restaurants, bars, coffee shops, grocery stores, and numerous bike paths and parks.