

**311, 1107 Gladstone Road NW  
Calgary, Alberta**
**MLS # A2262579**


# \$342,000

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows		

**Inclusions:** none

One of the best things about Kensington is The Theodore. Situated on the corner of Gladstone and 10th, across from Safeway and LRT, steps from a plethora of artisan shops and moments from the Bow River and pathways, down the hill from SAIT, a short drive to Foothills hospital and UofC and a short walk to work in the core, this building is perfect. This unit has much to offer including high ceilings, built in AC, a large balcony with afternoon sun, gas stove, in-suite laundry and titled parking. This unit is perfect for investors (already tenanted) single professionals or a couple looking to get into the market. Work from home or set up a yoga retreat in your den. The rooftop patio is equipped with 2 bbq, outstanding views (you can see both the mountains and downtown) and lots of seating. You will find a first come first serve bike storage on the first floor. Condo allows one pet per unit, dogs under 25lb. Set up a viewing today with your favourite Realtor or contact me directly for a showing.