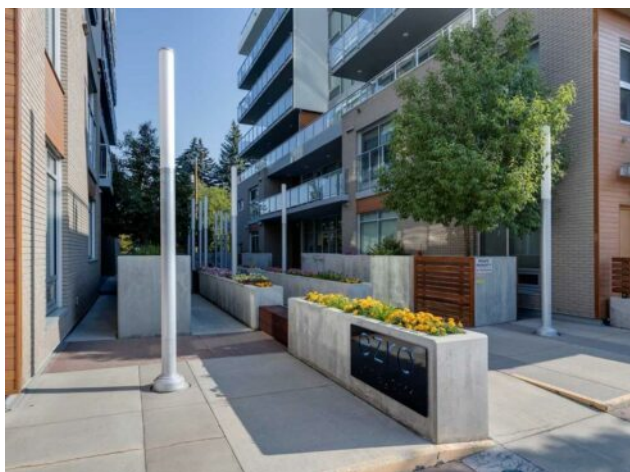


1303, 1234 5 Avenue NW
Calgary, Alberta

MLS # A2183858



\$825,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,058 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 960
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Planters on deck.

Overlooking tranquil Riley Park, this modern & airy 2 bedroom, 2 bath condo presents hardwood floors, high ceilings & floor to ceiling windows allowing plenty of natural light, which showcases an open plan with living & dining areas that are open to the kitchen & tastefully finished with quartz counter tops, island/eating bar, glossy white cabinetry & a stainless steel appliance package. The primary bedroom boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & separate shower. The second bedroom & 4 piece bath are perfect for kids or guests. Other notable features include in-suite laundry complete with sink & storage, huge wrap-around balcony with views of Riley Park, one titled secured underground parking stall & an assigned storage locker. Building amenities include a fitness centre & party room. The central location is ideal & steps from Riley Park & close to West Hillhurst Community Association, Bow River pathways, trendy Kensington, SAIT, schools, shopping, public transit & walking distance to the downtown core.