

# \$279,900 - 104, 1107 Gladstone Road Nw, Calgary

MLS® #A2197659

**\$279,900**

1 Bedroom, 1.00 Bathroom, 511 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

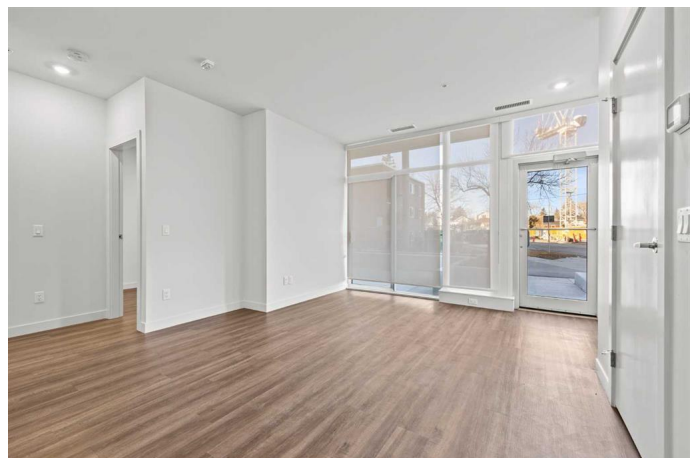
Looking for a home that offers both convenience and comfort? This ground-floor unit in The Theodore is the perfect fit—whether you're a first-time buyer or an investor seeking a prime location. With its own separate entrance and a spacious private patio, this unit gives you the feel of a townhome with the benefits of condo living. Stay cool in the summer with built-in A/C, and enjoy the ease of in-suite laundry. High ceilings and floor-to-ceiling windows bring in loads of natural light, while the modern flooring and ample kitchen storage add to the stylish, functional space. The location is unbeatable—just one block from the C-Train for an effortless commute, directly across from Safeway for convenient grocery runs, and steps from the vibrant shops, caf  s, and restaurants of Kensington. Plus, SAIT, the Bow River pathways, and downtown are all within walking distance. Top it all off with access to The Theodore's stunning rooftop patio, where you can take in breathtaking city views. This is urban living at its best—don't miss your chance to own in one of Calgary's most desirable neighborhoods!

Built in 2022

## Essential Information

MLS® #                   A2197659

Price                     \$279,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 511               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 104, 1107 Gladstone Road Nw |
| Subdivision | Hillhurst                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2N 3T1                     |

### Amenities

|           |   |
|-----------|---|
| Amenities | Bicycle Storage, Elevator(s), Storage, Visitor Parking, Roof Deck |
| Parking   | None  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, Stone Counters, Storage, See Remarks                      |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| # of Stories      | 10   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Construction      | Brick, Concrete  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 50                  |
| Zoning         | DC                  |

# Listing Details

Listing Office                      RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.